



## Apartment 38, Trinity Wharf 52-58 High Street , Hull, HU1 1QE

Offers over £100,000



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## Summary

Welcome to Trinity Wharf, Hull - a stunning apartment offering a perfect blend of comfort and style. This first-floor apartment boasts not only a prime and convenient city centre location but also views of the river towards The Deep.

Upon entering the block, you will notice both stairs to all levels, plus a lift for ease. As you enter the apartment, you are greeted by an open plan living space that is ideal for entertaining guests or simply relaxing after a long day. With two bedrooms and two bathrooms, there is ample & flexible space.

Ideal for first time buyers, those looking to downsize or investors, this apartment offers a generous amount of space for you to make your own. The allocated parking space ensures that you never have to worry about finding a spot in the bustling city centre.

Sure to be popular - don't miss out on the opportunity to make this property your own and experience city living at its finest.

## Communal Entrance

Secure entry to the ground floor with video intercom system and staircase and lift to all floors.

## Apartment Entrance Hallway

An inviting entrance into this bright and airy apartment, with storage cupboard, laminate flooring and intercom handset with screen.

## Lounge Area

15'0" x 13'10" (4.58m x 4.23m)

A light space with double glazed windows to two sides providing river views, with carpet flooring and economy 7 heating. Opening into:

## Kitchen Area

5'8" x 10'2" (1.73m x 3.10m)

With double glazed window to the side. Fitted with a range of base and wall mounted units laminated work surfaces with matching upstands, inset stainless steel sink unit, inset electric hob with extractor over and built in oven.

## Bedroom One

10'2" x 10'1" (3.12m x 3.08m)

A double bedroom with double glazed window to the side with views over the river, carpet flooring and electric heater.

## En-suite

7'4" x 4'10" (2.26m x 1.48m)

Fitted with a three-piece suite, comprising shower cubicle, pedestal sink unit and low level WC with concealed cistern.

## Bedroom Two

10'2" x 6'7" (3.12m x 2.01m)

Second bedroom with double glazed window to the side with river views, electric heating and carpet flooring.

## Main Bathroom

7'2" x 6'7" (2.20m x 2.02m)

Fitted with a three-piece suite, comprising panelled bath with thermostatic shower over and glass

Tel: 01482 322411

shower screen, inset sink and low flush WC with concealed cistern.

### Outside

Set back from High Street. Covered parking is included with this property.

### PHOTO DISCLAIMER

We wish to inform prospective buyers that certain photographs presented in this employ virtual staging methods, which include digital enhancements such as furniture and décor placements; these alterations are solely for visualisation purposes and the property remains unfurnished for in-person viewings.

We have NOT altered the physical fabric or fittings of the property.

### Council Tax Band

We have been advised the property is council tax band D, payable to Hull City Council.

### ADDITIONAL INFORMATION

Tenure:

Leasehold - 250 from 1st January 2004.

Service Charge: £1843.32 (invoiced quarterly at £460.83)

Ground Rent: £75 pa

### Disclaimer:

Any information in relation to the length of lease, service charge, ground rent and council tax has been confirmed by our sellers. We would advise that any buyer make their own enquiries through their solicitors to verify that the information provided is accurate and not been subject to any change.



## Road Map



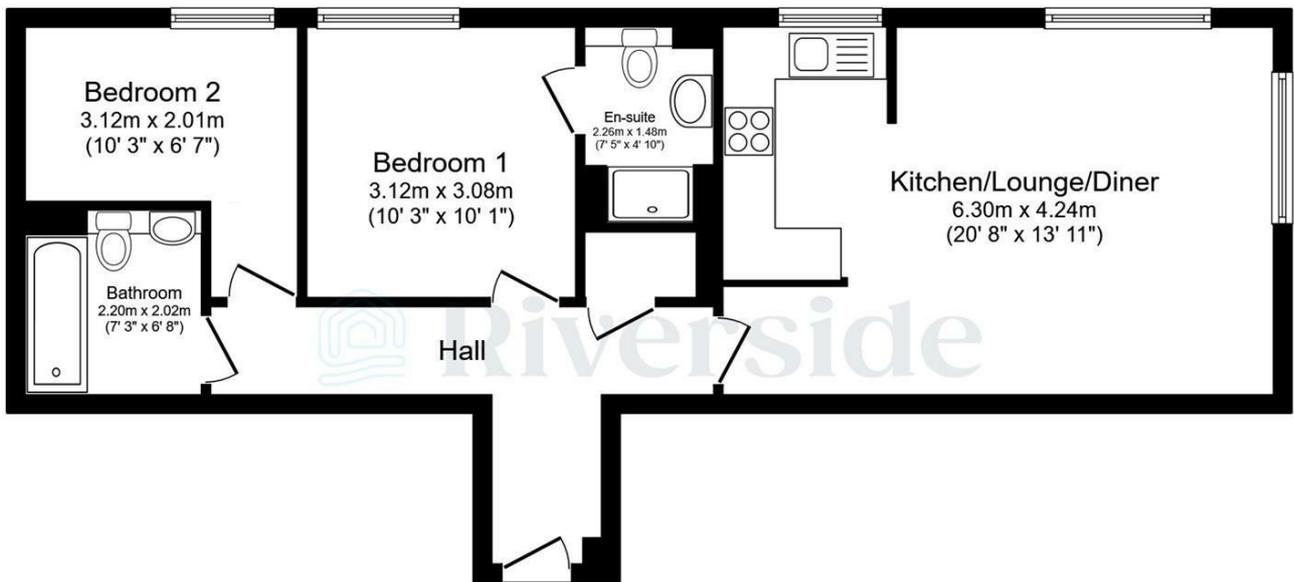
## Hybrid Map



## Terrain Map



## Floor Plan



### Floor Plan

Floor area 63.0 m<sup>2</sup> (678 sq.ft.)

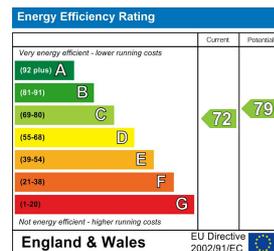
TOTAL: 63.0 m<sup>2</sup> (678 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.Propertybox.io

## Viewing

Please contact our Hull Office on 01482 322411 if you wish to arrange a viewing appointment for this property or require further information.

## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.