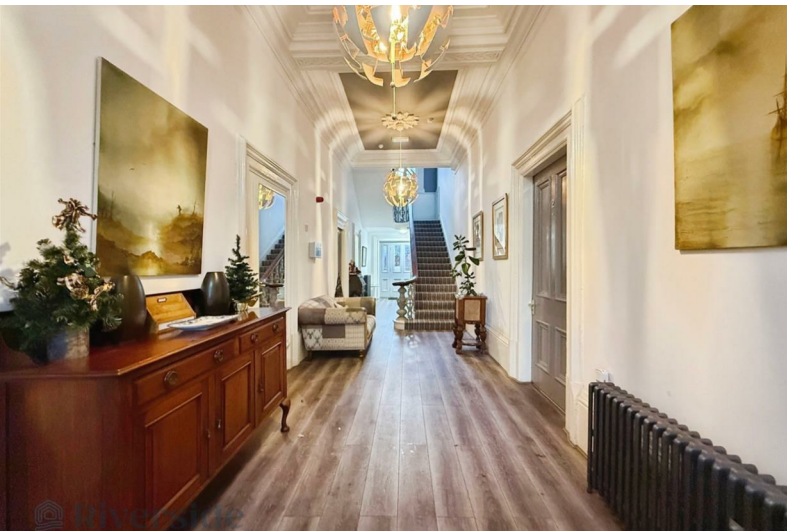




**Apartment 3 50 Pearson Park**  
Hull, HU5 2TR

Guide price £160,000

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# Apartment 3 50 Pearson Park

, Hull, HU5 2TR

Guide price £160,000



## Communal Entrance

Communal entrance into this grand building to the front. An original staircase provides access to the first floor level.

## Entrance Hallway

From the first floor, Providing access to each room.

## Lounge/Kitchen

18'11" x 14'11" (5.79m x 4.57m)

Boasting high ceilings, two lovely big sash window to the front with views over the park. Kitchen fitted with a range of base wall mounted units and central island/breakfast bar, inset stainless steel sink, inset hob with extractor over, built in oven below, integrated fridge, space for automatic washing machine and cupboard housing the gas boiler. With laminate flooring throughout and radiator.

## Bedroom One

13'1" x 15'1" (4.00m x 4.61m)

A generous double bedroom to the rear with lovely high ceilings, sash window to the rear elevation, fitted shelving units, carpet flooring and radiator.

## Bedroom Two

10'8" x 6'3" (3.27m x 1.91m)

Second bedroom with high ceilings, rounded window to the side elevation, carpet flooring and radiator.

## Showerroom

6'5" x 7'5" (1.98m x 2.27m)

Fitted with a three piece suite, including enclosed shower cubicle, pedestal sink and low level WC. With tiling to splashback areas, vinyl flooring and heated towel radiator.

## Externally

Externally is a gravelled communal car park with allocated space for this flat. The rear enjoys a shared, low maintenance courtyard with brick built BBQ and cooking facilities and space for ample seating.

## Council Tax Band

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

## ADDITIONAL INFORMATION

Tenure:

Leasehold - 999 years\*

Service Charge:

£1020 Per Annum\*

Ground Rent:

£0 - included in service charge\*

\*Please note, the sellers currently own the freehold of the entire building and the lease and terms are still being finalised. Annual service charge is an indicative amount and also still being finalised.

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



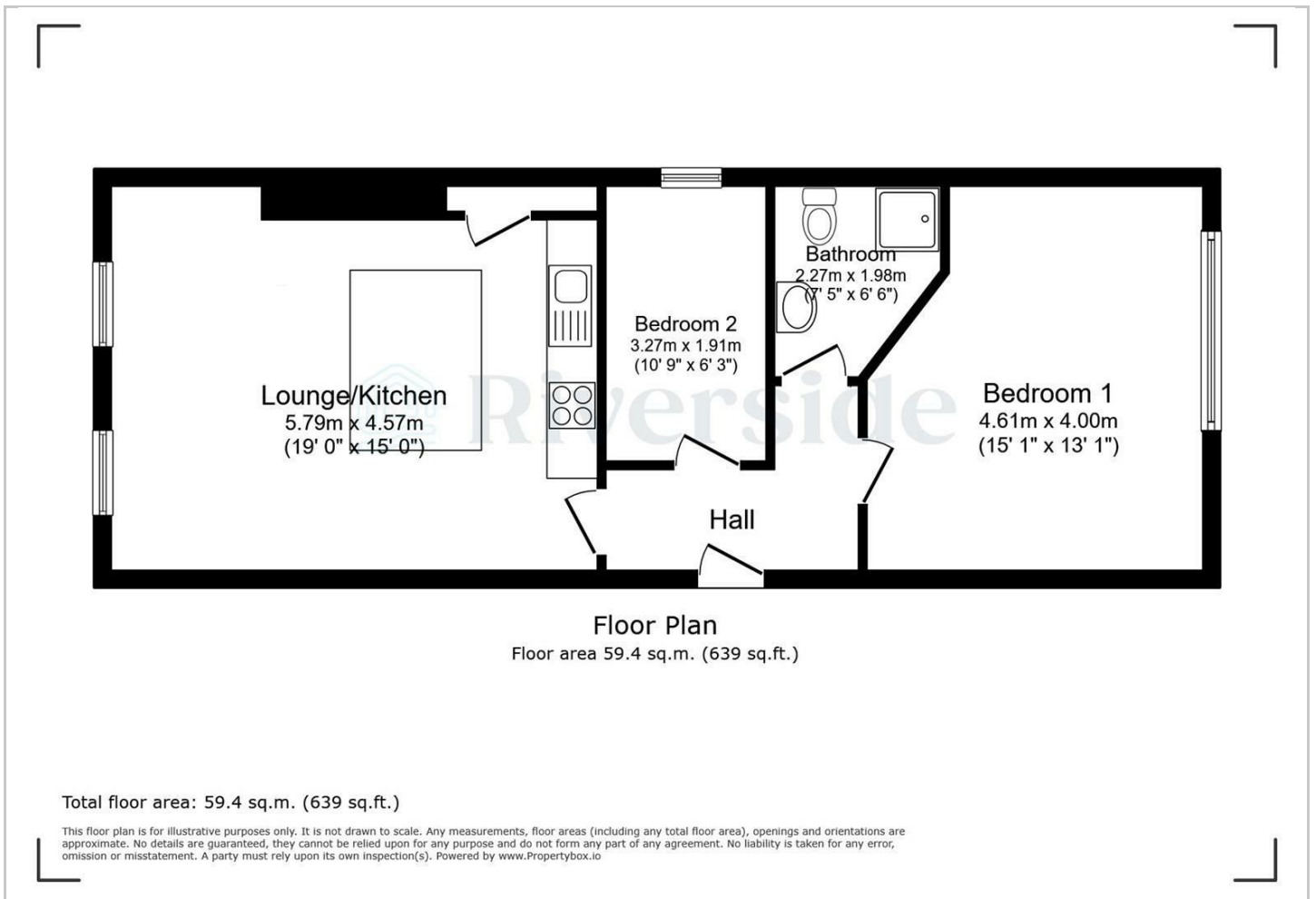
## Hybrid Map



## Terrain Map



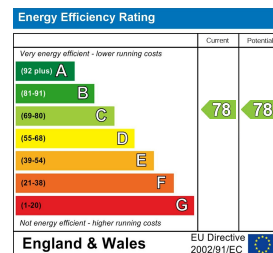
## Floor Plan



## 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.