Riverside

Trinity Wharf, 52-58 High Street

, Hull, HU1 1QE

£114,950

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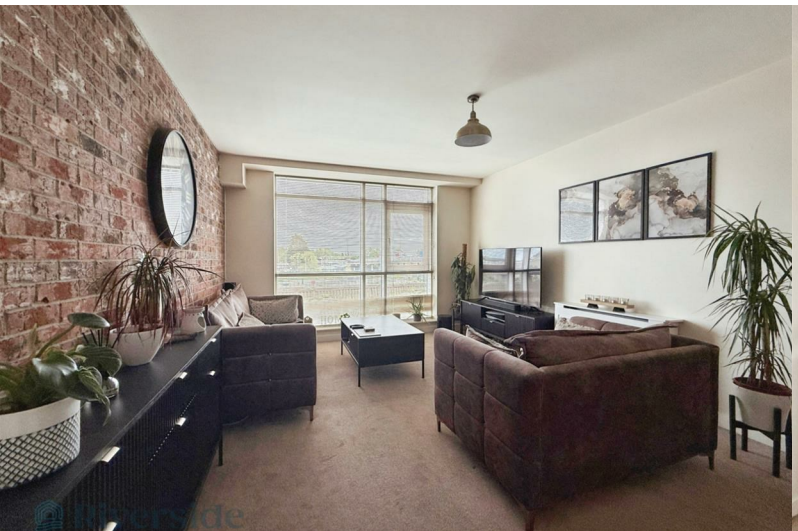

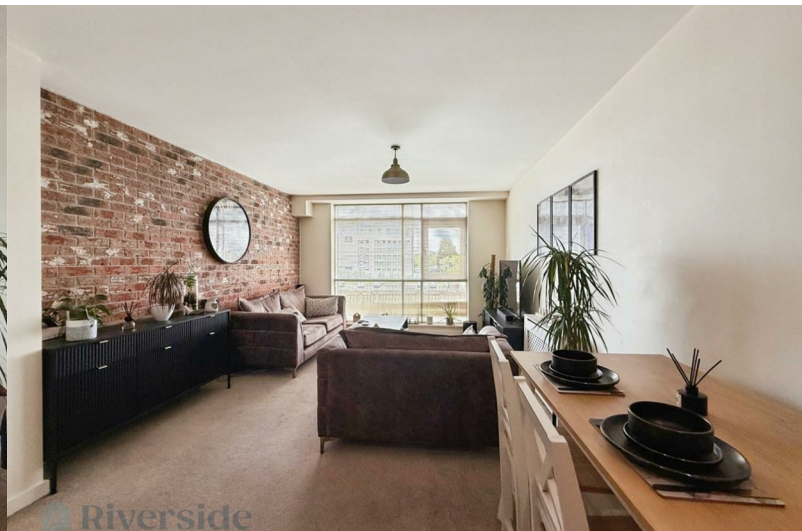

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Communal Entrance
Secure entry to the ground floor with video intercom system and staircase and lift to all floors.

Hallway
An inviting entrance into this bright and airy apartment, with storage cupboard, airing cupboard with water boiler, the intercom handset with screen and electric radiator.

Lounge/ dining area
17'5" x 12'3" (5.31m x 3.74m)
A light space with double glazed windows with river views, with carpet flooring and electric heating. Opening into:

Kitchen Area
11'1" x 5'4" (3.38m x 1.65m)
Modern kitchen fitted with a range of base and wall mounted units, laminated worksurfaces, tiling to the splashback areas, inset stainless steel sink unit, inset electric hob with extractor over and built in oven, integrated fridge and space and plumbing for automatic washing machine.

Bedroom One
13'10" x 9'5" (4.23m x 2.88m)
A generous double bedroom with double glazed window providing river views, carpet flooring and electric heater.

En-Suite
5'11" x 5'8" (1.81m x 1.74m)
Fitted with a three-piece suite, comprising shower cubicle, pedestal sink unit and low level WC with concealed cistern.

Bedroom Two
13'10" x 7'8" (4.22m x 2.36)
Second double bedroom with double glazed window with river views, carpet flooring and electric heater.

Bathroom
6'11" x 6'1" (2.12m x 1.86m)
Fitted with a three-piece suite, comprising panelled bath with shower attachment over, inset sink and low flush WC with concealed cistern.

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

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

ADDITIONAL INFORMATION
Tenure:
Leasehold - 250 from 1st January 2004.

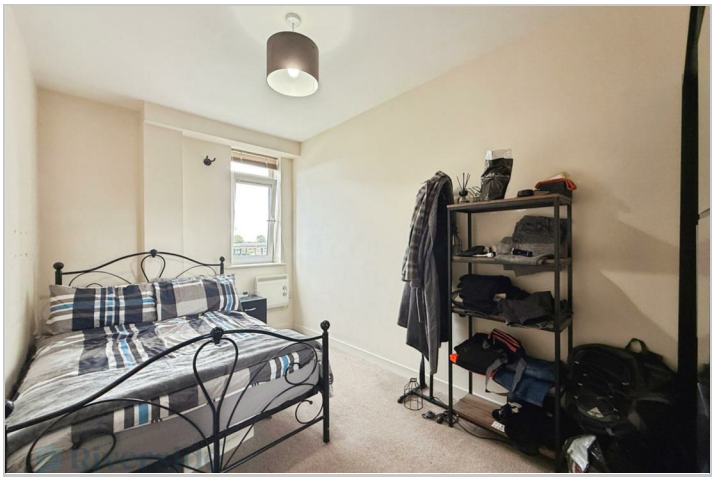
Service Charge: £1613 (paid quarterly at £403.21)

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.

Tel: 01482 322411

Riverside



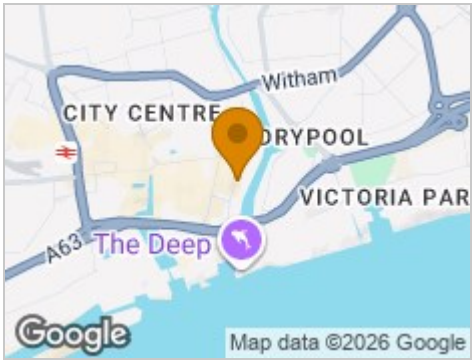
Riverside

TRINITY WHARF
Hull Old Town

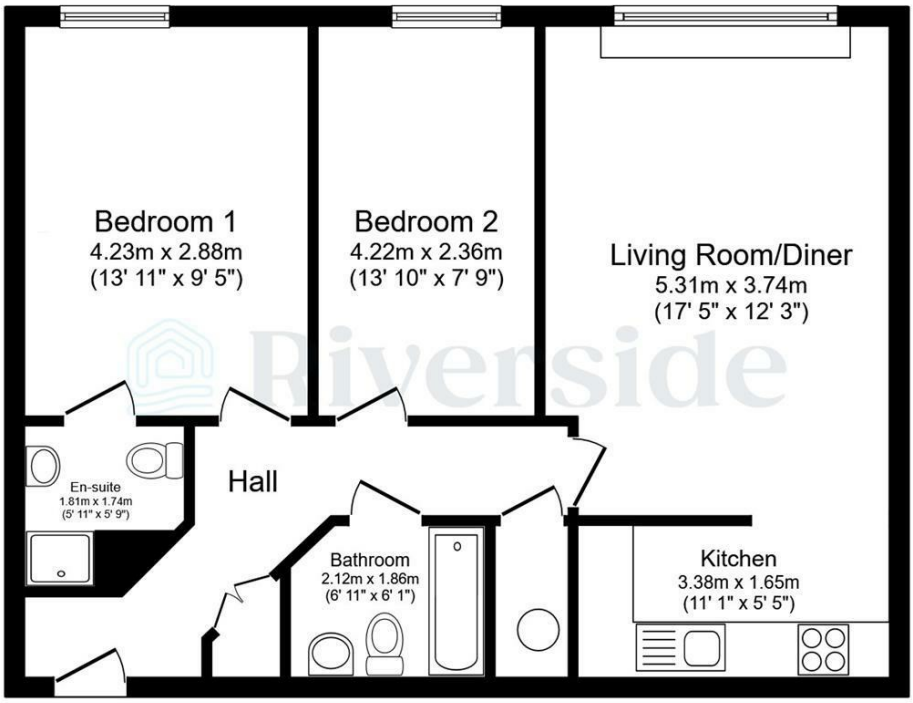
Road Map

Hybrid Map

Terrain Map



Floor Plan



Floor Plan

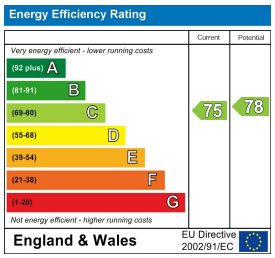
Total floor area: 66.2 sq.m. (713 sq.ft.)

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 firms employment has the authority to make or give any representation or warranty in respect of the property.

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