



# Riverside



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## Flat 2, 111 Coltman Street

, Kingston Upon Hull, HU3 2SF

Offers in the region of £45,000



A great opportunity for investors to acquire this well presented, first floor flat, situated on Coltman Street with long term tenant in situ, currently paying £420 PCM.

With gas central heating and UPVC double glazing and briefly comprises; to the ground floor, communal access and staircase to upper floor levels. The flat, which is located on the first floor has entrance hallway, fitted kitchen, lounge to rear, bathroom with three piece suite and the generous double bedroom. Externally, the property has an enclosed lawned communal garden, accessed via a passage way to the side of the property.

Located along Coltman Street, between Hessle Road and Anlaby Road, the property is close to the city centre, transport links at both at Hessle Road and Anlaby Road, easy access for Hull Royal Infirmary, range of shops on Hessle Road and Asda Supermarket.

Exclusively for investors, viewing is essential and can be arranged via our office!



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## Ground Floor

### Communal Entrance

Communal entrance to the front with fixed staircase to upper floor levels.

## First Floor

### Private Entrance

Via solid door into hallway with UPVC double glazed window to the side and radiator.

### Lounge 14'2" x 9'6" (4.33m x 2.92m)

With UPVC double glazed window to the rear, carpet flooring and radiator.

### Kitchen 8'3" x 7'5" (2.53m x 2.27m)

With UPVC double glazed window to the side. Fitted with a range of base and wall mounted units, laminated work surfaces and tiling to splashback areas, inset stainless steel sink unit, inset four-ring electric hob with extractor over and built in oven below.

### Bedroom 14'5" x 11'0" (4.40m x 3.37m)

A generous double bedroom with UPVC double glazed window to the rear, carpet flooring and radiator.

### Bathroom 7'3" x 4'11" (2.22m x 1.50m)

Fitted with a three piece suite, comprising panelled bath with shower attachment over, pedestal sink unit and low level WC. With tiling to splashback areas, radiator and UPVC double glazed window to the side.

## Outside

To the front is a gated forecourt garden and access to the communal entrance. To the rear is a communal garden which is accessed via a gated passage way to the side and is mainly laid to lawn with gravelled area for seating.

## Council Tax Band

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

## ADDITIONAL INFORMATION

### Tenure:

Leasehold - 125 years from 1 January 2009

### Service Charge:

£1150 per annum

### Ground Rent:

£150 Per Annum

### Disclaimer:

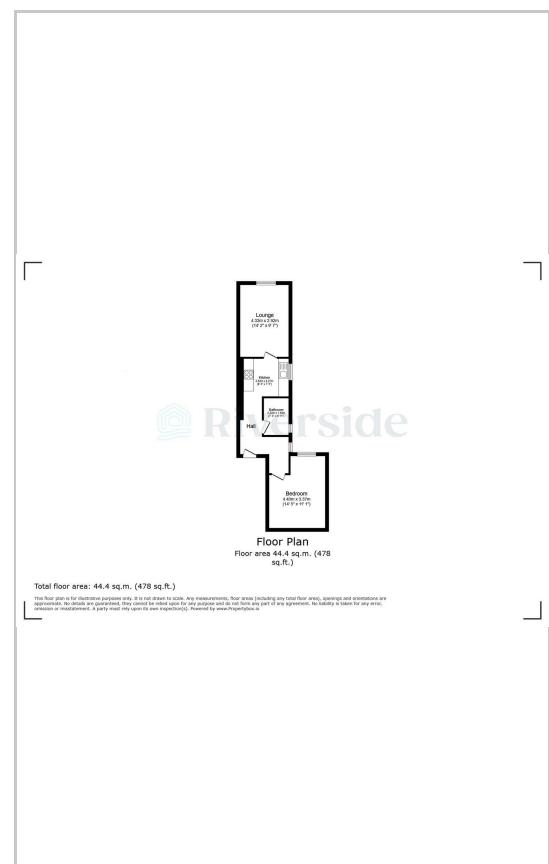
Any information in relation to the length of lease, service charge, ground rent and council tax has been confirmed by our sellers. We would advise that any buyer make their own enquiries through their solicitors to verify that the information provided is accurate and not been subject to any change.

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.

## Area Map



## Floor Plans



## Energy Efficiency Graph

