



# Riverside



## Apartment 31 77-81 Wright Street

, Kingston Upon Hull, HU2 8JS

**£89,950**



Are you looking for a conveniently located, city centre apartment? Is secure allocated parking important? Or how about a property that is offered with NO CHAIN and ready to move straight into?

We are pleased to offer for sale this well presented top floor apartment in Hull City Centre that has been freshly painted and new carpets fitted throughout. Boasting two double bedrooms, open plan living and modern bathroom, this bright and airy apartment would be ideal for a first time buyer or investor.

Externally, entry into the complex is secure with electric gates into the carpark and a space is provided for the property, access into the building is via communal door with intercom system and a staircase leads to all floors. The apartment is on the top floor and briefly comprises entrance hallway, open plan lounge/ kitchen, two bedrooms with fitted wardrobes to the main bedroom and the house bathroom with a three-piece suite in white.

Viewing highly recommended and can be arranged via our office!



## Communal Entrance

Communal entrance to the rear of the building with secure intercom entry. With stairs to all levels.

## Private Entrance Hallway

To the top floor, entrance via solid door. Hallway with intercom telephone, storage cupboard and access to all rooms.

## Open Plan Lounge/ Kitchen 21'2" x 12'4" (6.46m x 3.78m)

A bright space with two double glazed windows to the front and one to the side. An open plan space opening into the kitchen with a range of base and wall mounted units, laminated work surfaces with tiling to the splashback areas, inset stainless steel sink unit, inset electric hob with extractor over and built in electric oven. With vinyl flooring in the kitchen area and carpet flooring in the lounge area, electric wall mounted radiator.

## Bedroom One 13'1" x 8'7" (4.01m x 2.63m)

A double bedroom with double glazed window to the rear, fitted wardrobes with sliding doors, carpet flooring and electric heater.

## Bedroom Two 10'0" x 8'2" (3.05m x 2.50m)

Second double bedroom with double glazed window to the rear, carpet flooring and electric radiator.

## Bathroom 9'9" x 6'5" (2.98m x 1.96m)

With double glazed window to the side. Fitted with a modern three-piece suite in white, comprising, panelled bath with shower over, sink inset within vanity unit comprising storage and low level WC. With tiling to the splashback areas, electric heated towel rail and cupboard housing the electric water boiler.

## Outside

Externally, there is a secure car park to the rear of the property with allocated parking space for this property and communal bike racks. all accessed via electric gates to the front.

## Council Tax Band

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

## ADDITIONAL INFORMATION

### Tenure:

Leasehold - 155 years from 1 January 2005.

### Service Charge:

£1828.92 per annum.

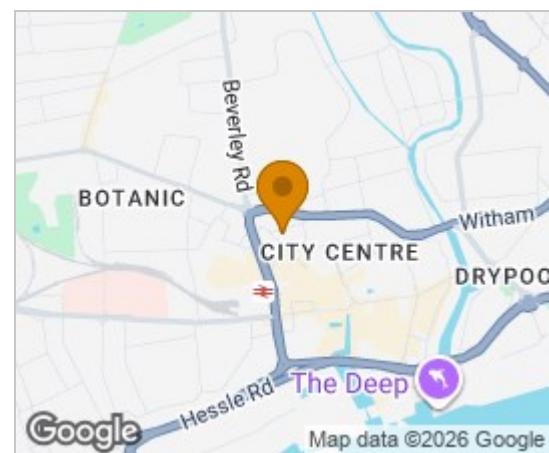
### Ground Rent:

£160 per annum

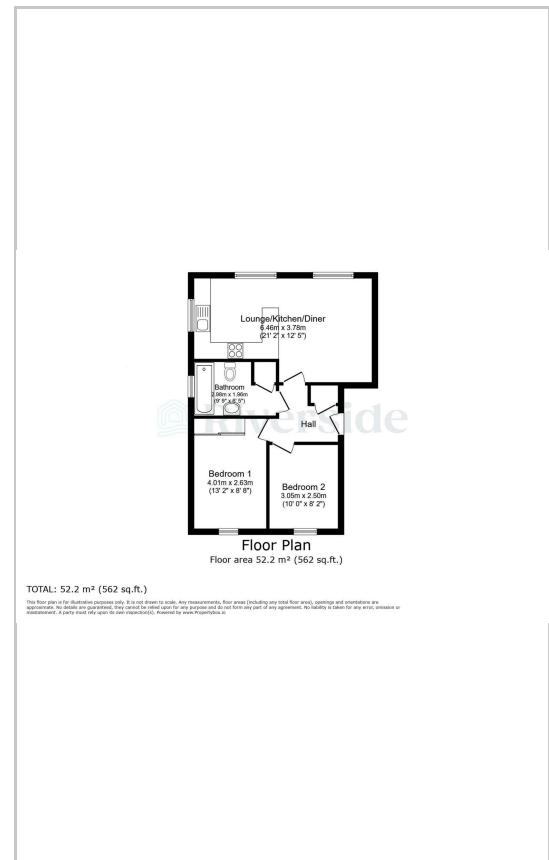
### Disclaimer:

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.

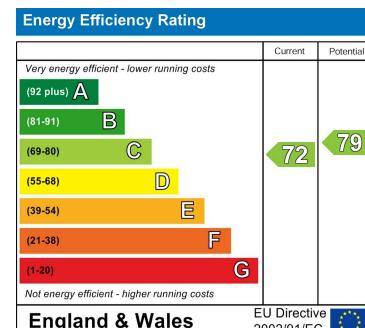
## Area Map



## Floor Plans



## 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.