

2 Bedroom Flat

Perth Street, HULL, HU5 3NZ

£625 per month



- SUPERB GROUND FLOOR APARTMENT • COMMUNAL & PRIVATE ENTRANCE HALLS • OPEN PLAN LOUNGE/BREAKFAST KITCHEN • 2 BEDROOMS & BATHROOM • GAS C/H SYSTEM & D/G • SECURED PARKING TO REAR COURTYARD • IMAGES FOR ILLUSTRATION PURPOSES ONLY • AND MAY DIFFER SLIGHTLY DEPENDANT ON APT • AVAILABLE END OF MAY 2024





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Superb Apartment - Built to a High Standard with Secure Allocated Off Road Parking
Ground Floor Apartment
Communal Entrance Hall
Private Entrance Hall with telephone intercom security system
Open Plan Lounge/Breakfast Kitchen with a 'Wren Design' Kitchen and benefiting from quality integrated appliances
2 Bedrooms
Bathroom - Quality white 3-piece suite, shower and contrasting tiling
Secured Parking to Rear Courtyard

Location

Highly Popular Residential Area with many local amenities, shops, schools, colleges, University of Hull and public transport etc.

Property Description

Ground Floor

Ground Floor - Communal entrance hall leads through to entrance door leading through to:

Private Entrance Hall - Security alarm system. Intercom entry system. Radiator.

Open Plan Lounge/Breakfast Kitchen - 17' 5" x 12' 11" (5.33m x 3.96m) to extremes

Double glazed windows. Range of 'Wren Design' matching base, drawer and wall mounted units. Fine granite effect high gloss roll edge laminate work surfaces housing hob, built in oven beneath. Further work surfaces housing stainless steel single drainer sink unit with mixer tap over. Wall mounted gas central heating boiler. Oak effect panelled flooring. Extractor fan. Radiator.

Bedroom 1 - 12' 11" x 7' 3" (3.96m x 2.23m) to extremes
Double glazed window. Radiator.

Bedroom 2 - 10' 11" x 9' 3" (3.34m x 2.82m) plus door access
Double glazed window. Radiator.

Bathroom - White 3 piece suite comprising panel bath. Matching pedestal wash hand basin. Low flush suite WC. Chrome shower over bath. Chrome fittings to sanitary ware. Contrasting tiled surround. Radiator. Extractor fan.

Exterior

Rear Courtyard - Secure allocated parking spaces.

Council tax band: A

Rental Deposit: £144

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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position for you, especially if you are contemplating travelling some distance to view the property. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.