

## 3 Bedroom Flat

Newland Park, Hull, HU5 2DW

£189,990



- MUST BE VIEWED • IMPRESSIVE STYLISH APARTMENT • TELEPHONE ENTRY/EXIT SYSTEM • 3 BEDROOMS • MODERN 4-PIECE BATHROOM • PRIVATE BALCONIES WITH VIEWS • GAS CENTRAL HEATING • DOUBLE GLAZING • VACANT POSSESSION • NO CHAIN INVOLVED





### 3 Bedroom Flat

£189,990

Newland Park, Hull, HU5 2DW

A highly impressive apartment!

The apartment has an impressive, stylish finish with generously proportioned living space throughout.

The accommodation has a telephone entry/exit system within the hall.

The lounge is bright and spacious with a fire place which creates an attractive focal point to the room and leading off from the lounge is access to a balcony/seating area with lovely views over Newland Park.

The kitchen is fitted with a matching range of units which are further complimented with integrated appliances and tasteful fixtures and fittings. There are 3 bedrooms and a spacious bathroom with a 4-piece suite to include a walk-in shower enclosure and bath.

Additionally the property benefits from a gas central heating system and double glazing. There is also a garage which is accessed to the rear of the property and also an off road parking facility to the front car park.

With regard to the Tenure please speak to agent.



## Location

If you are looking for something very special this apartment is for you. Perfectly placed in one of the areas most sought after residential locations, Newland Park has a unique charm with delightful tree lined Avenues.

The area is well served with many local amenities with good shopping centres along Chanterlands Avenue and Newland Avenue providing independent local traders and supermarkets.

Multi cultural cafe bars and bistros may be found along Princes Avenue.

The University of Hull is practically on the doorstep with many local schools and colleges nearby.

The village of Cottingham is just a short commutable distance from the property with public transport links providing regular connections to the City Centre and surrounding areas.

## Property Description

### Ground Floor

**Communal Entrance** - Communal entrance door which leads through to a entrance hall..

**Communal Entrance Hall** - Staircase off to the first floor.

Private entrance door through to a private entrance hall.

### First Floor

**Private Entrance Hall** - Telephone entry/exit system.  
Coving.  
Radiator.  
Oak grained effect panel flooring.

**Lounge** - 16' 0" x 11' 5" (4.88m x 3.5m) Extremes to extremes.

Double glazed window with aspect over the front garden areas.

A further double glazed door which leads out to a private balcony/seating area.

Modern fire place with arched insert and open display basket and tiled hearth.

Ceiling rose.

Coving.

Radiator.

Oak grained effect panel flooring.

**Kitchen** - 9' 11" x 8' 4" (3.04m x 2.56m) Extremes to extremes.



Double glazed window with aspect over the front garden areas and a balcony.

Range of matching base, drawer and wall mounted units.

Coordinating laminate work surface housing a 1&1/2 bowl single drainer sink unit with swan neck mixer tap over and contrasting tiled splash back surround.

A further work surface housing a hob, built in oven beneath and stainless steel funnel hood extractor fan over.

Integrated washing machine.

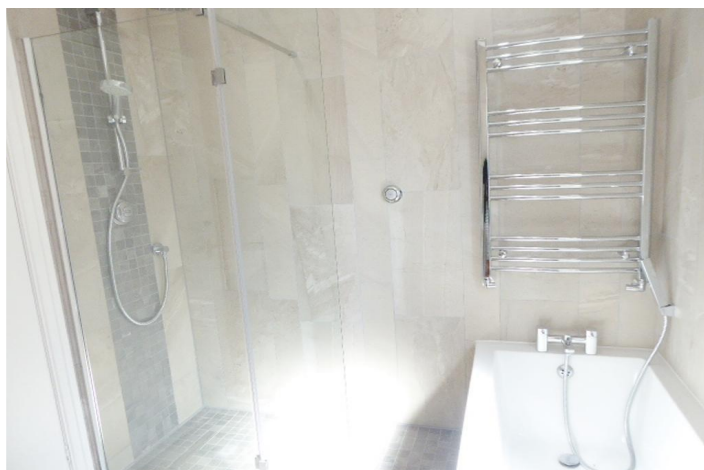
Integrated fridge/freezer.

Concealed gas central heating boiler.

Small matching breakfast bar.

Radiator.

Oak grained effect panel flooring.



**Bedroom One** - 10' 7" x 9' 7" (3.23m x 2.93m) Extremes to extremes.

Double glazed window with aspect over the rear patio area and gardens.

Coving.

Radiator.

Oak grained effect panel flooring.



**Bedroom Two** - 12' 0" x 9' 11" (3.66m x 3.04m) Extremes to extremes.

Double glazed window with aspect over the rear patio and gardens.

Coving.

Radiator.

Oak grained effect panel flooring.



**Bedroom Three** - 6' 11" x 6' 9" (2.13m x 2.07m) Extremes to extremes plus door access

Loft hatch to the roof void.

Built in airing cupboard.

Coving.

Radiator.

Oak grained effect panel flooring.

**Bathroom** - White 4-piece suite to include a panel bath, walk in double shower enclosure with rain water shower head, fitted vanity wash hand basin with storage space beneath and mirrored cabinet above and low flush W.C.

Contrasting tiled splash back surround.

Chrome fittings to the sanitary ware.

Chrome upright towel rail/radiator.

Chrome shower attachment to the bath.

Recessed down lighting.

Coordinating tiled flooring.

## Exterior

**Front Exterior** - To the front of the property are mature gardens housing trees, plants, flowers and shrubs.

Space for off road parking.

**Garage -** The garage is set within a block to the rear.

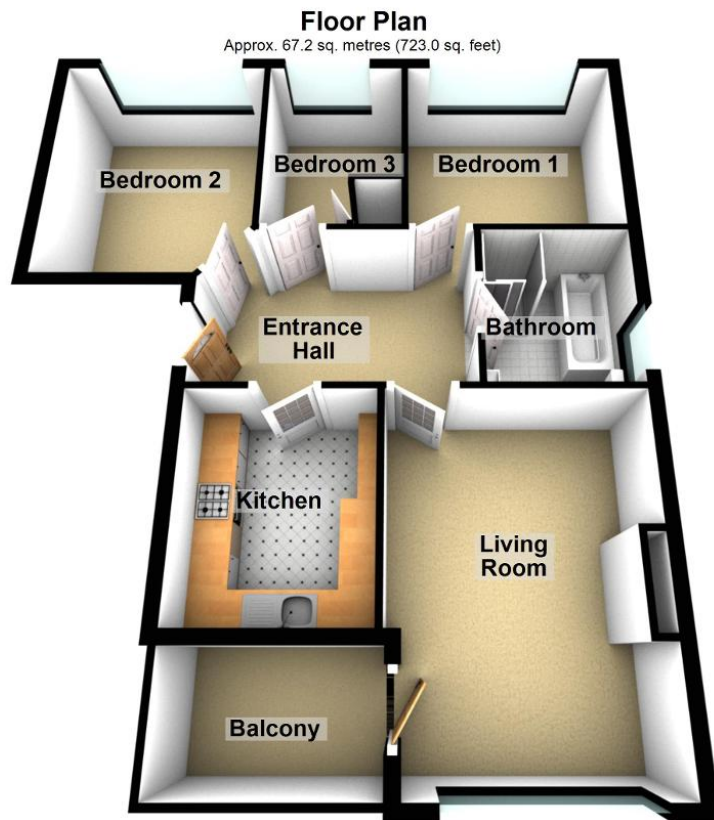
**Council tax band: B**

**Annual Service Charge: £800.00**


**Tenure Unexpired Years: 999**


MONEY LAUNDERING REGULATIONS 2017: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the 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.





Total area: approx. 67.2 sq. metres (723.0 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		74	75
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		76	77
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

rightmove

Zoopla.co.uk

onTheMarket.com

The Property Ombudsman

APPROVED CODE  
THE PROPERTY OMBUDSMAN

**Disclaimer:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the 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.