

## Studio Apartment

Anlaby Rd, HULL, HU3 6EN

£425 per month



- REFURBISHED STUDIO APARTMENT • CLOSE TO HULL ROYAL INFIRMARY • CLOSE TO AMENITIES AND HULL CITY CENTRE • MODERN BREAKFAST KITCHEN • INTEGRATED APPLIANCES • DOUBLE GLAZING • GAS CENTRAL HEATING SYSTEM • SOME BILLS INCLUDED • READY TO MOVE INTO • SUBJECT TO SATISFACTORY REFERENCES





## Studio Apartment

**£425 per month**

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**\*\* RENTAL AMOUNT £425 PLUS £70(Heating and Water) PER MONTH \*\***

A superb refurbished studio apartment presented with a super stylish contemporary finish and in ready to move into condition.

The studio apartment is on the first floor with a private entrance door to the living accommodation.

The apartment briefly comprises of an open plan lounge/bedroom, a modern fitted breakfast kitchen to include integrated appliances and there is also a modern refurbished shower room with a white 3-piece suite and coordinating fixtures and fittings.

Additionally, the apartment further benefits from double glazing and a gas central heating system.

Rent Amount Total £495 ( £425 plus £70 to include heating and water).  
The electric is payable by the tenant.

The heating for radiators and hot water storage tank in each flat is supplied by a communal boiler which is timed so tenants are unable to control heating outside of these times:

07:00-09:00

12:00-13:00

17:00-21:00

## Location

The area is well served with a wealth of local amenities including independent traders close by with Retail parks, High street stores and supermarkets.

Hull City Centre is easily accessed and just minutes away from the property. Hull Royal Infirmary is also within walking distance.

The Paragon road and rail interchange provides regular public transport connections in and out of the city.

## Property Description

### Ground Floor

**Communal Entrance** - Front entrance door with side screen and overhead screen window leading through to an entrance hall...

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

### First Floor

**Private Entrance** - Private entrance door leads through to an entrance vestibule..

**Entrance Vestibule** - Space with double hanging rails and storage.

**Open Plan Studio Apartment** - 18' 3" x 11' 6" (5.58m x 3.52m) Extremes narrowing to 4.77m to extremes narrowing 1.46m

Double glazed window with aspect over the rear of the property.

Further double glazed window with aspect over the side elevation.

Radiator.

To the Lounge Area...

Coving.

Laminate flooring.

To the Kitchen Area...

Base, drawer and wall mounted units with brushed steel effect handle detail.

Coordinating roll edged laminate work surface housing a single drainer sink unit with a mixer tap over and a tiled splash back surround.

Plumbing for automatic washing machine.

Further matching worksurface housing a hob, built-in oven beneath and a stainless steel funnel hood extractor fan over.

Under counter larder fridge.

Built-in and matching breakfast bar.

**Shower Room** - 3-piece suite comprising of a separate corner shower enclosure with an electric shower and contrasting tiled surround, pedestal wash hand basin and low flush W.C. Chrome fittings to the sanitary ware.

Extractor fan.

Double glazed opaque window.

Radiator.

Council tax band: A

Rental Deposit: £571

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	66   D	73   C
39-54	E		
21-38	F		
1-20	G		

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