

## 1 Bedroom Apartment

Rosedale Mansions, Hull, HU3 2TE

£69,950



- IDEAL INVESTMENT OR STARTER PROPERTY • 1 BEDROOM • CLOSE TO CITY CENTRE • CAR PARKING TO REAR • TELEPHONE ENTRY/EXIT SYSTEM • MUST BE VIEWED





## 1 Bedroom Apartment

£69,950

Rosedale Mansions, Hull, HU3 2TE

A highly impressive and spacious apartment within this most sought after former school conversion.

Rosedale Mansions is perfectly placed for all amenities much needed for day-to-day living.

The property has a secure telephone intercom entry system with onsite management. The internal accommodation is arranged to one level and briefly comprises of a lounge, breakfast kitchen to include integrated appliances, a double bedroom and a bathroom with modern 3-piece suite and shower over the bath.

The apartment has direct access to the private car park to the rear.

Additionally, as one would expect, there is a heating system and double glazing throughout.

## Location

The area is well served with a wealth of local amenities nearby.

Busy shopping centres along the neighbouring Anlaby Road provide local shopping amenities. However, Hull city centre is just a short distance from the property for a more extensive shopping experience.

The Paragon road and rail interchange is also easily accessed from the property, as is the Hull Royal Infirmary and the MKM Stadium. The A63 motorway network is quite literally around the corner from the property, thus creating easy inbound and outbound connections.

## Property Description

### Ground Floor

**Communal entrance hall** - There is a telephone entry system leading to a communal entrance hall.

### Second Floor

**Private entrance door** - Private entrance door.  
Staircase off to the first floor.  
Telephone exit/entry system.

**Lounge** - 12' 11" x 12' 0" (3.94m x 3.66m) To extremes and plus recesses.

Double glazed feature arched window and a further double glazed window adjacent.

Modern fireplace with tiled back and hearth and housing a floor standing electric fire.

Laminate flooring.

Radiator.

**Breakfast Kitchen** - 8' 3" x 6' 10" (2.52m x 2.1m) Extremes to extremes.

Range of base, drawer and wall mounted matching units with brushed steel effect handle detail.

Fine granite effect coordinating roll edge laminate work surface housing a 1 1/2 bowl single drainer sink unit with mixer tap over and tiled splash back surround.

A further work surface houses a hob, built in oven beneath and an extractor fan over also with tiled splash back surround.

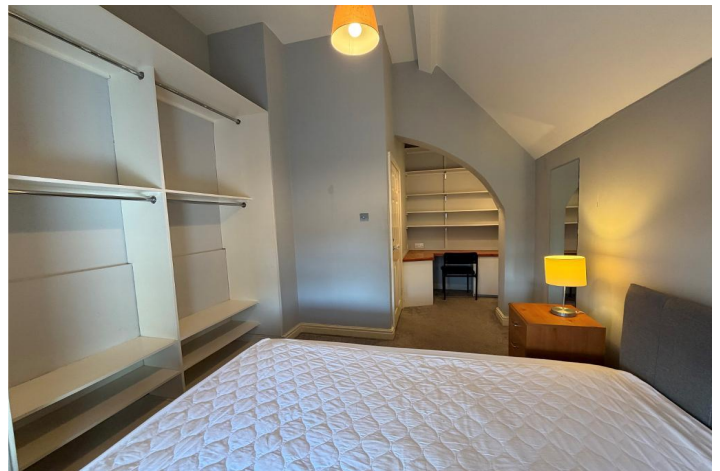
Integrated fridge freezer.

Plumbing for automatic washing machine.

Coordinating tiled flooring.

**Breakfast Area/Storage** - Cupboard for further storage and houses hot water cylinder.

Laminate flooring.



**Bedroom - 16' 4" x 9' 10" (4.99m x 3m)** To extremes and narrowing to 2.93m and to extremes and narrowing to 1.43m.

Double glazed window.

Open storage area with shelves and hanging rail.

Radiator.

Built in desk/ computer study area with storage shelving above.

**Bathroom -** With 3 piece suit comprising of a panelled bath, pedestal wash hand basin and low flush WC.

Contrasting tiled surround.

Electric shower over the bath with fixed shower screen.

Extractor.

Wall mounted shaver socket.

Electric shower rail/radiator.



**Council tax band: A**

**Annual Ground Rent: £45.00**

**Annual Service Charge: £1400.00**

**Tenure Unexpired Years: 89**

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+   | A             |         |           |
| 81-91 | B             |         |           |
| 69-80 | C             |         |           |
| 55-68 | D             |         | 59 D      |
| 39-54 | E             | 45 E    |           |
| 21-38 | F             |         |           |
| 1-20  | G             |         |           |

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.