

2 Bedroom Apartment

Park Ave, HULL, HU5 3EY

£139,950



- RARELY AVAILABLE!
- GROUND FLOOR APARTMENT
- PRIVATE ACCESS
- 2 BEDROOMS
- 2 BATHROOMS
- HIGHLY SOUGHT AFTER AREA
- ONE NOT TO BE MISSED!
- VACANT POSSESSION ON COMPLETION/NO CHAIN





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RARELY AVAILABLE! If you are looking for a super smart ground floor apartment in one of Hul's prestigious Avenues settings this property will be perfect for you. The property although part of an apartment complex is accessed privately from Richmond Street. The apartment is set within lovely communal gardens which are mainly laid to lawn with well stocked trees, plants, flowers and shrubs. Conveniently situated within the grounds there is a gated car park. This appealing property briefly comprises of entrance hall with telecom entry system, open plan lounge and kitchen with integrated appliances and lovely views over the rear gardens. There are 2 bedrooms with the main bedroom interconnecting to the bathroom which has a 3 piece suite and shower. The 2nd bedroom also has an en-suite shower room with a 3 piece suite. Additionally the property further benefits from a gas central heating system and double glazing. Offered with vacant possession on completion and no chain involved. Easy living within this highly sought after conservation area, one not to be missed!

Location

A lovely tree lined conservation area with all amenities much needed for day to day living. The neighbouring Chanterlands Avenue has a great choice of local independent traders and high street supermarkets together with Post Office, Opticians, Health Centre and library. Regular public transport links provide easy access to the city centre and surrounding areas. As the apartment is situated within the Avenue's the residents enjoy all of the historical landmarks and seasonal events throughout the year. The Hull University and Hull Royal Infirmary are both just a short commute from the property. The area also has a well known cosmopolitan theme with many well visited and vibrant cafe bars and restaurants along the neighbouring Princes Avenue. This highly sought after area has practically everything which is almost on the doorstep. All in all a great place to live and a great place to call home!

Property Description

Ground Floor

Communal Entrance - Communal entrance hall although this property can also be accessed via a private entrance door separately. Private front entrance door leads through to the private entrance hall.

Entrance Hall - Security alarm system and telecom entry system.
Radiator.
Laminate flooring.

Open Plan Lounge/Kitchen - 21' 0" x 10' 4" (6.41m x 3.15m) Extremes to extremes.
Sealed unit double glazed windows looking out to the communal garden areas.
Range of high gloss base, drawer and wall mounted units with brushed steel handle detail.
Coordinating roll edge laminate work surface housing stainless steel hob, built in oven beneath and extractor fan over with a tiled splash back surround.
A further work surfaces housing 1&1/2 bowl single drainer sink unit with mixer tap over also with a tiled splash back surround.
Concealed gas central heating boiler.
Space for an upright fridge/freezer.
Radiator.

Bedroom One - 10' 9" x 8' 1" (3.29m x 2.48m) Extremes to



extremes.

Inter connecting door to the bathroom.

Sealed unit double glazed window with aspect to the side elevation.

Radiator.

Bathroom - 3 piece suite comprising of panel bath, pedestal wash hand basin and low flush W.C.

Electric shower over bath.

Fixed shower screen.

Double glazed opaque window.

Chrome fittings to the sanitary ware.

Radiator.



Bedroom Two & En-Suite - 14' 7" x 9' 1" (4.47m x 2.79m)

Extremes narrowing to 2.51M to extremes narrowing to 1.32M.

Double glazed window.

Radiator.

En-suite:

3 piece suite comprising of walk in shower enclosure, pedestal wash hand basin and low flush W.C.

Partial tiling to the walls.

Extractor fan.

Radiator.



Exterior

Rear Communal Garden - Communal garden area which are mainly laid to lawn with mature plants, flowers and shrubs inset.

High level gates provide access via a fob to the car park.

High level wrought iron access gate.

Council tax band: A

Annual Ground Rent: £25.00

Annual Service Charge: £1672.00

Tenure Unexpired Years: 100

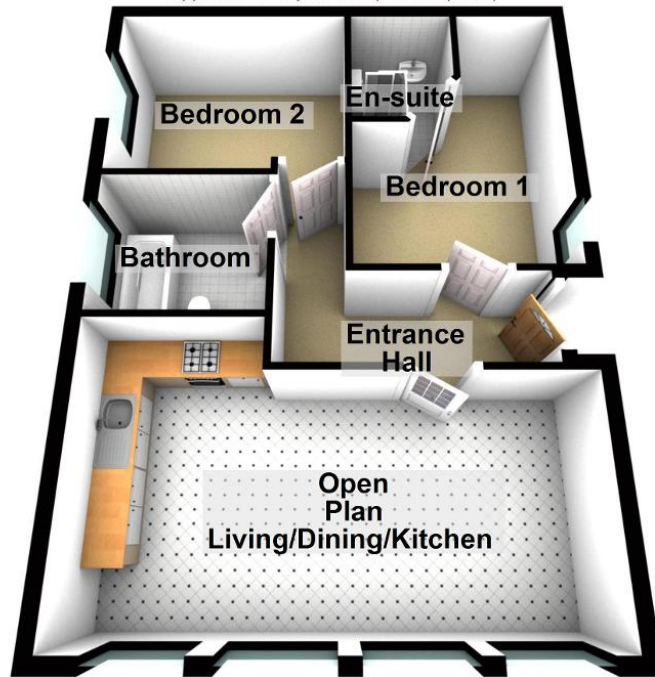


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to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are 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.

Floor Plan

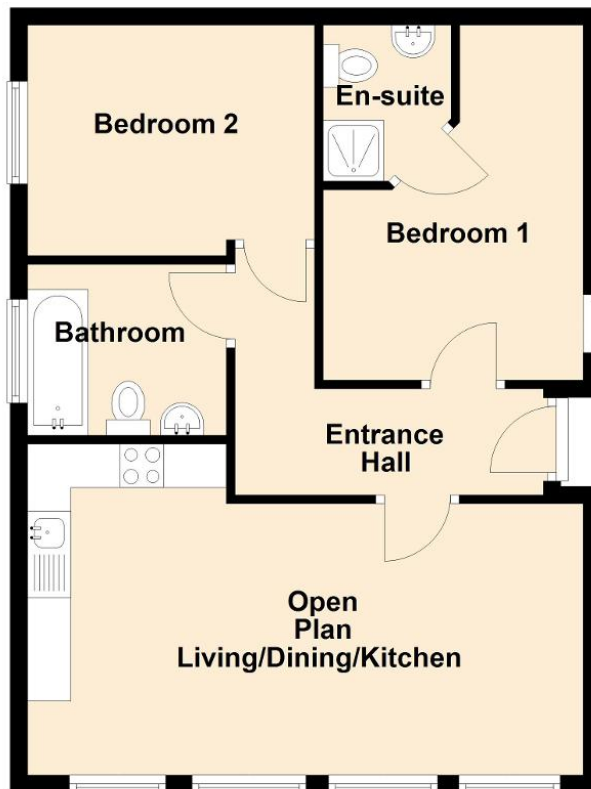
Approx. 54.8 sq. metres (589.4 sq. feet)



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	74 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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