

2 Bedroom Apartment

Park Avenue, Hull, HU5 3EY

£159,950



- IMPRESSIVE FIRST FLOOR APARTMENT • RECENTLY REFURBISHED TO A HIGH SPEC • 2 BEDROOMS & 2 BATHROOMS • GAS CENTRAL HEATING SYSTEM • DOUBLE GLAZING • VACANT POSSESSION ON COMPLETION • NO CHAIN INVOLVED • MUST BE VIEWED





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A highly impressive first floor apartment which has been the subject of recent refurbishment throughout thus creating super stylish bright and spacious living areas. The apartment is arranged to one level for easy living and briefly comprises of a communal entrance hall with a telephone intercom system, private entrance hall with storage facility, a bright and spacious lounge with balcony views over Park Avenue, recently installed quality kitchen with coordinating fixtures and fittings, integrated appliances and a central island that doubles as a breakfast bar and additional space for a good sized dining table.

There are 2 generously proportioned bedrooms, the main bedroom benefits from a walk in wardrobe and en-suite shower room with a tasteful contemporary finish. A further bathroom is accessed from the entrance hall, once again the bathroom has been recently upgraded with a quality 3 piece suite and soft contrasting tiled surround. Outside to the rear is a communal lawned garden with a lovely display of mature seasonal trees, plants, flowers and shrubs.

There is also a car park to the rear which is easily accessed via an automated gated remote control.

This very special apartment further benefits from a gas central heating system and double glazing.

Avenues living for a fraction of the price - One not to be missed!

Location

This appealing apartment is perfectly placed within a most sought after tree lined setting within the Avenues conservation area. A superb blend of modern day living together with all of the historic landmarks one would expect from a historic and highly regarded area.

The Avenues are well served with a wealth of local amenities to include the busy shopping centres along the neighbouring Chanterlands Avenue. Amenities include local independent traders with a post office, health centre, opticians and library.

The University of Hull and Hull's royal Infirmary are just minutes away by car.

Regular public transport links create easy access the city centre and surrounding areas.

The historic Pearson Park is just minutes away as are the busy vibrant cosmopolitan cafe bars and restaurants along Princes Avenue.

A great place to call home and a great place to live!

Property Description

Ground Floor

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

Communal Entrance Hall - Staircase off to the first floor.

First Floor

First Floor Landing - Private entrance door leads through to a private entrance hall.

Entrance Hall - Double storage cupboards.
Coving.
Classic style radiator.

Lounge - 15' 3" x 10' 4" (4.66m x 3.15m) Extremes to extremes.

Open plan to the breakfast kitchen.
Sealed unit double glazed windows with aspect over the balcony, Park Avenue and the front garden areas.
Coving.
Upright classic style radiator.

Breakfast Kitchen - 17' 11" x 10' 9" (5.48m x 3.3m)

Extremes to extremes.
Dual aspect double glazed windows looking out over the front garden area and Park Avenue.
A further double glazed window with aspect over the side elevation and gardens.



Range of classic style base, drawer and wall mounted units with brushed steel effect handle detail.
Coordinating roll edge laminate work surface housing single drainer sink unit with mixer tap over with a high gloss brick effect tiled splash back surround.
Work surface also houses a stainless steel hob, built in oven beneath and a glass and stainless steel funnel hood extractor fan over also with a high gloss brick effect tiled splash back surround.
Integrated washing machine.
Space for an upright fridge/freezer.
Central island with open storage shelving and also doubles as a breakfast bar.
Concealed gas central heating boiler.
Classic style radiator.

Bedroom One & En-suite - 14' 0" x 10' 0" (4.27m x 3.07m)

Extremes to extremes.
Double glazed windows with aspect over the communal garden areas.
Walk in wardrobe with shelf and hanging rail and storage space.
Coving.
Classic style radiator.

En-Suite..

Walk in shower enclosure with a chrome effect flexi shower and rain water shower head over, fixed shower screen and contrasting tiled surround.
Built in vanity unit with vanity wash hand basin, storage space beneath and built in low flush W.C. also with a tiled splash back surround.
Chrome fittings to the sanitary ware.
Extractor fan.
Classic style radiator.

Bedroom Two - 10' 1" x 8' 6" (3.08m x 2.61m) Extremes to extremes.

Double glazed window with aspect over the rear garden area.
Radiator.

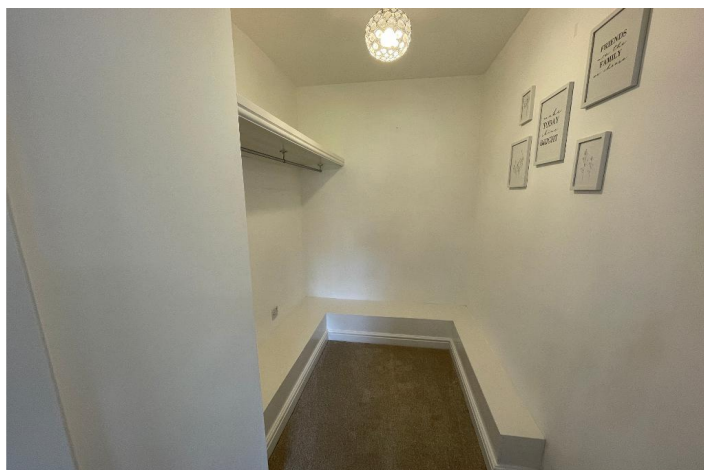
Bathroom - White 3 piece suite comprising of panel bath, pedestal wash hand basin and low flush W.C. all with a contrasting tiled surround.
Flexi shower over the bath.
Chrome fittings to the sanitary ware.
Classic style radiator.

Council tax band: A

Annual Ground Rent: £25.00

Annual Service Charge: £1678.00

Tenure Unexpired Years: 105



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	80 C	80 C
55-68	D		
39-54	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.