



**2nd Star On The Right & Straight On Til Morning Land Of Green
Ginger, Hull HU1 2EA**

Welcome to

2nd Star On The Right & Straight On Til Morning Land Of Green Ginger, Hull

Viewing Essential to appreciate the standard of accommodation provided by this super home. Located in Heart of The Old Town, This Grade 2 Listed Building is the home for this Stunning City Centre Apartment. Call us today to book your viewing!



Communal Entrance

Main front entrance door provides access into the spacious reception hallway with elegant stairway providing access to upper floor apartments. Private entrance door provides access into the apartment.

Private Entrance Lobby

With wooden effect flooring, ladder access to high level storage area and access into rooms off. Further storage is provided in the base area of the building.

Open Plan Lounge/kitchen Area

26' 10" maximum x 14' 9" maximum (8.18m maximum x 4.50m maximum)

A fantastic light and airy room with high ceiling with ceiling cornice and deep skirting. Feature fireplace with coal effect gas fire, two feature radiators and inset floor lighting to the wooden effect flooring. The kitchen area is fitted with a comprehensive range of base and wall units by the high class German manufacturer 'Rational' and complimentary work surfaces extend to form a breakfast bar along with tiled splashbacks and single drainer sink unit with mixer. A range of Neff appliances comprising; electric oven with hob with hood over, built in microwave, dishwasher, fridge/freezer and washer/dryer. Concealed gas fired central heating boiler and picture window to the front elevation.

Bedroom One

15' 11" maximum x 12' into recess (4.85m maximum x 3.66m into recess)

Picture window to the front elevation, feature radiator, ceiling cornice and deep skirting.

Bedroom Two

9' 8" maximum x 12' into recess (2.95m maximum x 3.66m into recess)

Window to the side elevation, radiator, ceiling cornice and deep skirting

Bathroom

5' 4" x 8' 9" (1.63m x 2.67m)

Well-appointed with a three piece suite of corner bath by 'Villeroy & Boch' with seat, overhead shower and folding screen. Pedestal wash hand basin and WC. Heated towel rail, part tiled walls, inset ceiling lights, mirror and extractor fan.

Security And Safety

The property includes a fitted alarm system, smoke detectors and video intercom entry system

Parking

Is by way of on street City Centre Residents Permit Scheme, the cost of which is presently £80 per year and this will be paid by the vendor for the next 10 years, paid by a lump sum of £800 cash which will be transferred by the vendors solicitors to the purchasers solicitors upon completion. This not only allows free parking outside the apartment at all times but also anywhere within the City Centre zone at any time of the day or night.



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Welcome to

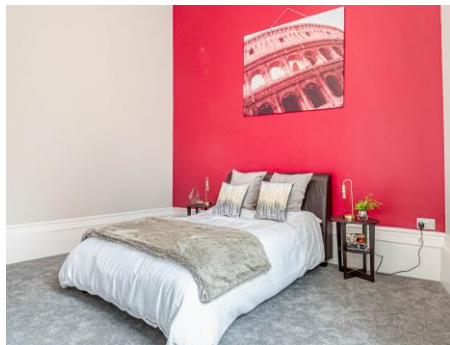
2nd Star On The Right & Straight On Til Morning Land Of Green Ginger, Hull

- Stunning ground floor apartment
- City centre location
- Open Plan living space
- Two bedrooms
- No chain

Tenure: Leasehold EPC Rating: C

offers over

£180,000



Please note the marker reflects the postcode not the actual property

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We currently hold lease details as displayed above, should you require further information please contact the branch. Please note additional fees could be incurred for items such as leasehold packs.



Property Ref:
NEA117610 - 0007

1. MONEY LAUNDERING REGULATIONS 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 is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.



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