



Lock Keepers Court, Hull, HU9 1QH  
£850 Per Calendar Month

Philip  
**Bannister**  
Estate & Letting Agents

# Lock Keepers Court, Hull, HU9 1QH

## Key Features

- OFFERED UNFURNISHED
- Superb Location On the Popular Victoria Dock Village
- Communal and private entrance hall, Lounge/Dining Area
- Fitted Kitchen, 3 Bedrooms, Bathroom
- Allocated Parking Space
- Early Viewing is essential
- EPC - C
- Council Tax B (Hull City Council)

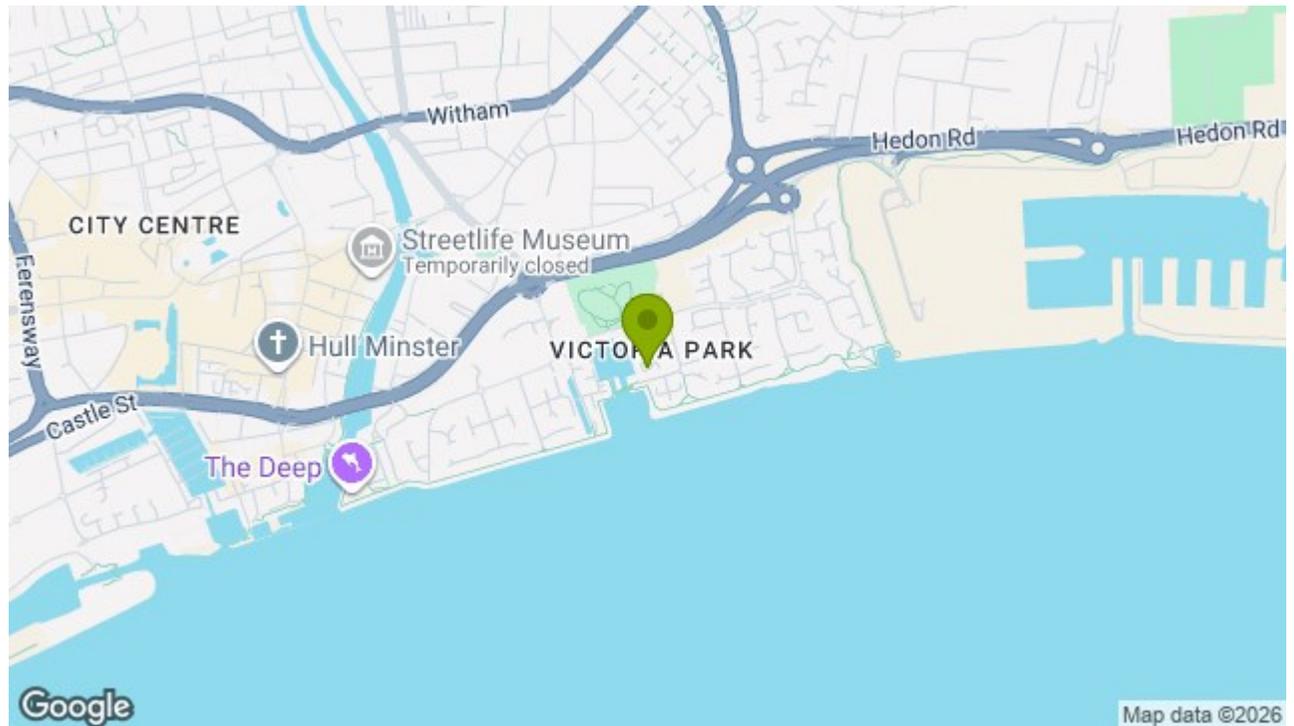
Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		72	72
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

OFFERED UNFURNISHED - A lovely three-bedroom apartment, ready to move into and located in the highly sought-after Victoria Dock Village. This desirable area provides easy access to all the amenities and attractions of the city centre.

The accommodation briefly comprises: a communal and private entrance hall with intercom security system, a spacious lounge/dining area, a modern fitted kitchen, three bedrooms, and a family bathroom.

Outside, the property benefits from communal areas and convenient parking facilities.

Early viewing is highly recommended.





## Central Hull - Description

Ideally located in the heart of Victoria Dock Village of Hull and all its ever growing amenities and within a short walk of 'The Deep', Humber Street, Hull Marina, Bonus Arena, Ice Arena, Princes Quay and St. Stephens Shopping Centre.

Easy driving access to Castle Street, A63 and to M62 motorway.

## COMMUNAL ENTRANCE HALL

with intercom security system and post boxes.

## PRIVATE ENTRANCE HALL

## LOUNGE/DINING AREA

## FITTED KITCHEN

with a fitted kitchen with electric hob and oven

## BEDROOM 1

## BEDROOM 2

## BEDROOM 3

## SHOWER ROOM

with a three piece suite

## OUTSIDE

parking space

## GENERAL INFORMATION

**SERVICES** - Mains water, electricity and drainage are connected to the property.

**CENTRAL HEATING** - The property has the benefit of electric heating system.

**DOUBLE GLAZING** - The property has the benefit of replacement PVC double glazed frames OR The property has the benefit of sealed unit double glazing.

**SECURITY** - The property has the benefit of an installed burglar alarm system.

**COUNCIL TAX** - From a verbal enquiry/online check we

are led to believe that the Council Tax band for this property is Band . (East Riding Of Yorkshire/ Hull City Council). We would recommend a purchaser make their own enquiries to verify this.

**VIEWING** - Strictly by appointment with the sole agents.

**FIXTURES & FITTINGS** - Carpets, curtains & light fittings may be purchased with the property and these will be specified upon inspection but would be subject to separate negotiation.

## TENANCY INFORMATION

A minimum of 6 months (Assured Shorthold)

We will require One Months rental in advance.

Bond/Deposit equal to One Months rent.

Sorry - No smokers.

**Holding Deposit** - If your application is progressed to the referencing stage we will require a holding deposit equivalent to 1 weeks rent in advance. The holding deposit secures the property for a period of 15 days pending reference approval. Please be aware that if you decide to withdraw from the application, fail a Right to Rent check or have given false/misleading statements within the above application the holding deposit will be retained by the agent. If your application is successful, the holding deposit then forms part payment of your first months rent.

## VIEWING

Strictly by appointment with the sole agents.

## AGENTS NOTES

Philip Bannister & Co.Ltd for themselves and for the vendors or lessors of this property whose agents they are give notice that (i) the particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute any part of an offer or contract (ii) all descriptions, dimensions, references to condition and necessary permissions for use and occupation, and other details are given in

good faith and are believed to be correct and any intending purchaser or tenant should not rely on them as statements or representations of fact but must satisfy themselves by inspection or otherwise as to the correctness of each of them (iii) no person in the employment of Philip Bannister & Co.Ltd has any authority to make or give any representation or warranty whatever in relation to this property. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip Bannister & Co.Ltd. And prospective purchasers should check on the availability of the property prior to viewing, Photograph Disclaimer - In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please therefore refer also to the room measurements detailed within this brochure. In compliance with NCTA Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee KC Mortgages £200, Typical Conveyancing Referral Fee: Graham & Rosen £150 (£125+VAT). Hamers £120 (£100+VAT), Lockings Solicitors £120 (£100+VAT), Eden & Co £180 (£150.00+VAT)



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