



Old Harbour Court,, Hull, HU2 8HZ  
£75,000

  
**Philip  
Bannister**  
Estate & Letting Agents



# Old Harbour Court,, Hull, HU2 8HZ

## IDEAL FTB or INVESTMENT OPPORTUNITY

Old Harbour Court was built in 2009 and is located close to Hull City Centre, behind Hull College and offers easy access to local amenities, many within walking distance, including numerous shops, restaurants, cafes and bars.

The property briefly comprises communal and private entrance hall, open plan lounge and kitchen area with views over the river, bedroom, bathroom, and communal courtyard area

## Key Features

- Ideal for the FTB/Investor
- Stunning River Views
- 4th Floor Apartment
- Open Plan Living
- Communal Courtyard Area
- City Centre Living.
- No Chain Involved

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		88
(81-91) B	80	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	







## Central Hull - Description

Ideally located on the outskirts of the "old town" 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, post boxes and stairs and lifts to all floors.

## ENTRANCE HALL

with panelled door and electric heater.

## OPEN PLAN LOUNGE AND KITCHEN

10'10 narrowing to 8' x 30'8 (3.30m narrowing to 2.44m x 9.35m)

Lounge area with double glazed French doors giving river views with glass Juliette balcony and electric heater.

Kitchen Area with a range of base and wall units, laminate work surfaces, sink unit, electric oven and hob, extractor hood, built in fridge, laminate flooring, plumbing for automatic washing machine, splash back tiling and laminate flooring.

## BEDROOM

10'2 x 14'7 (3.10m x 4.45m)

with double glazed window and electric heater.

## BATHROOM

7' x 7'11 (2.13m x 2.41m)

with three piece white suite, comprising panelled bath with shower above and glazed shower screen, wash hand basin, w.c., heated towel rail, electric heater, splash back tiling, xpelair and vinyl floor covering.

## EXTERNAL

Outside is a communal gravelled courtyard area with views over the river.

## 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 uPVC double glazed frames.

SECURITY - The property has the benefit of communal security.

COUNCIL TAX - From a verbal enquiry/online check we are led to believe that the Council Tax band for this property is Band B. (Hull City Council). We would recommend a purchaser make their own enquiries to verify this.

LEASE INFORMATION - 999 year lease from 1st Jan 2009, Ground rent £125 p.a and Service charge is currently £860 p.a.

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.

## THINKING OF SELLING?

We would be delighted to offer a FREE - NO OBLIGATION appraisal of your property and provide realistic advice in all aspects of the property market. Whether your property is not yet on the market or you are experiencing difficulty selling, all appraisals will be carried out with complete confidentiality.

## MORTGAGES

The mortgage market changes rapidly and it is vitally important you obtain the right advice regarding the best mortgage to suit your circumstances.

We are able to offer professional Mortgage Advice without any obligation. A few minutes of your valuable time could save a lot of money over the period of the Mortgage.

Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

## AGENTS NOTES

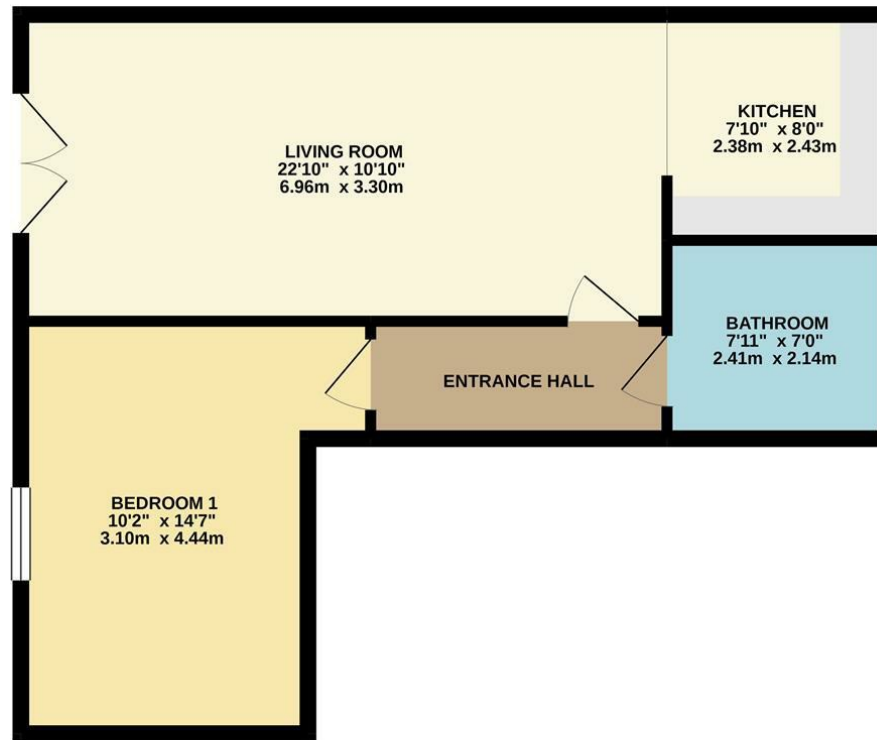
Philip Bannister & Co.Ltd advise they do not test fitted appliances, electrical and plumbing installation or central heating systems, nor have they undertaken any type of survey on this property. These particulars are issued on the strict understanding that all negotiations are conducted through Philip 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 NTSTEAT 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 I2I Financial Planning Group Ltd £124.42. CTL Three Ltd £142.40 Typical Conveyancing Referral Fee Move With Us Ltd £126.25. Bridge McFarland LLP £100 Quality Solicitors Locking £100







## GROUND FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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