



Kingston Court, Hull, HU2 8GA  
Asking Price £109,950

  
**Philip  
Bannister**  
Estate & Letting Agents



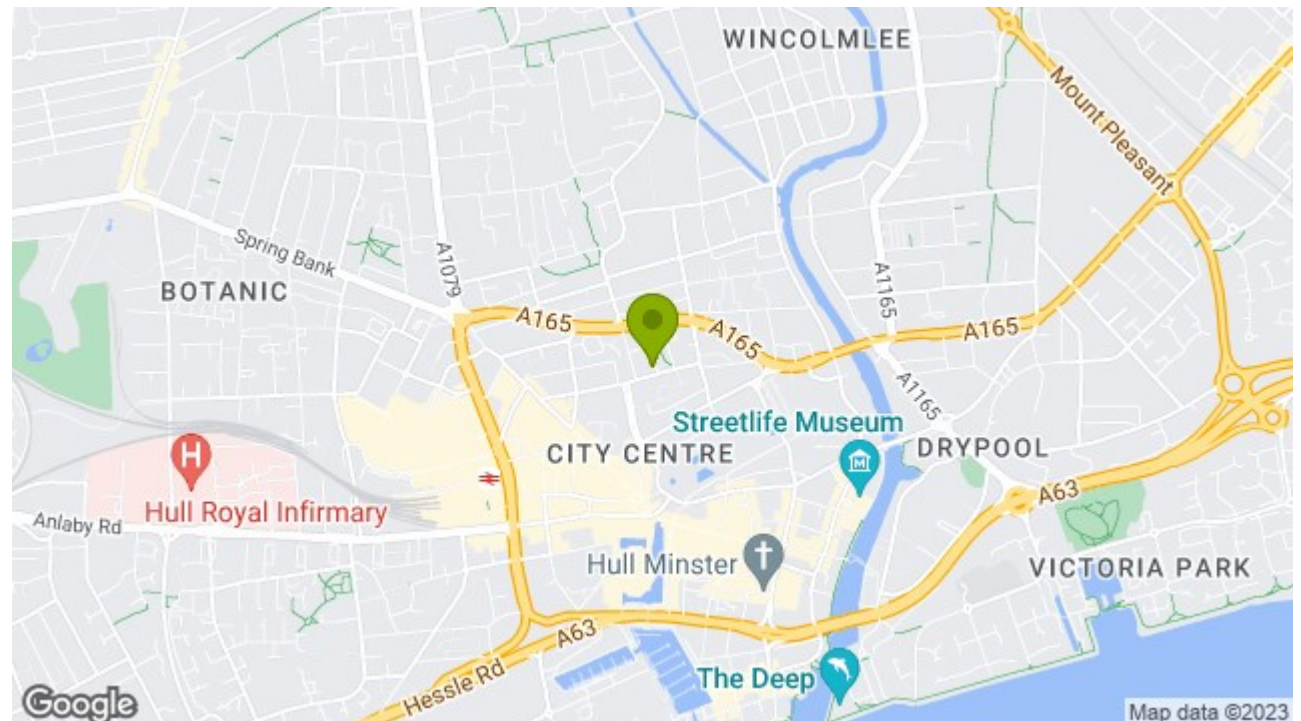
# Kingston Court, Hull, HU2 8GA

A fine example of city centre living, this spacious and extremely well presented ground floor apartment overlooks Kingston Square towards Hull New Theatre. The apartment features an open plan living kitchen which enjoys a light and airy feel with floor to ceiling windows, fully integrated kitchen, an attractive double bedroom with a private balcony and a bathroom. The accommodation is installed with wifi controlled Smart electric heaters, a video intercom system and boasts an allocated parking space within a gated complex.

## Key Features

- A Fine City Centre Apartment
- Ground Floor
- Designated Parking Within The Complex
- 1 Double Bedroom + Balcony
- Fabulous Open Plan Living
- Fully Integrated Kitchen
- Intercom Entry System
- Well Presented Throughout

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	67	79
England & Wales		
EU Directive 2002/91/EC		







## LOCATION

Ideally located in the heart 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

A communal entrance door includes a video intercom connected to the apartment

## ENTRANCE HALL

Allowing access to the apartment, with a wall mounted intercom, storage cupboard and further access to the accommodation.

## OPEN PLAN LIVING KITCHEN

A light and airy open plan living kitchen area

## KITCHEN

11'9 x 10'7 (3.58m x 3.23m)

A modern and fully fitted kitchen area features a comprehensive range of cream gloss wall and base units with contrasting work surfaces and breakfast bar. A host of integrated appliances include an electric oven, hob beneath an extractor hood, fridge freezer, dishwasher, microwave and washing machine. There is recessed spotlights, a stainless steel sink unit beneath a window to the side and a tiled floor throughout.

## LIVING ROOM

23'5 x 15'3 (7.14m x 4.65m)

An extremely generous living space tastefully decorated and features a full length floor to ceiling window creating a light and airy atmosphere. There is laminate floor throughout and a wifi operated electric heater

## BEDROOM

14'2 x 9'3 (4.32m x 2.82m )

A bedroom of double proportions with open fitted wardrobe and French doors leading to balcony area. There is a wifi operated electric heater.

## BALCONY

A delightful balcony with wrought iron railings and providing a private outdoor seating area.

## BATHROOM

5'7 x 9'8 (1.70m x 2.95m)

The bathroom is fitted with a three piece suite comprising panelled bath with electric overhead shower and glazed screen, "floating" sink unit and a WC. There is a tiled floor, wifi operated electric heater, a tiled floor and recessed spotlights.

## CAR PARKING

There is allocated parking within a gated courtyard

## TENURE

We understand that a 150 year lease was granted in November 2003. The current service charge stands at £804.72 and the ground rent at £50 per annum. This should be verified via pre-contract enquiries, along with any other associated costs.

## GENERAL INFORMATION

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

CENTRAL HEATING - The property has the benefit of a Smart electric heating panelled radiators.

DOUBLE GLAZING - The property has the benefit of sealed unit double glazing.

SECURITY - The property has the benefit of an installed intercom system.

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.

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.

## VIEWING

Strictly by appointment with the sole agents.

## 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.

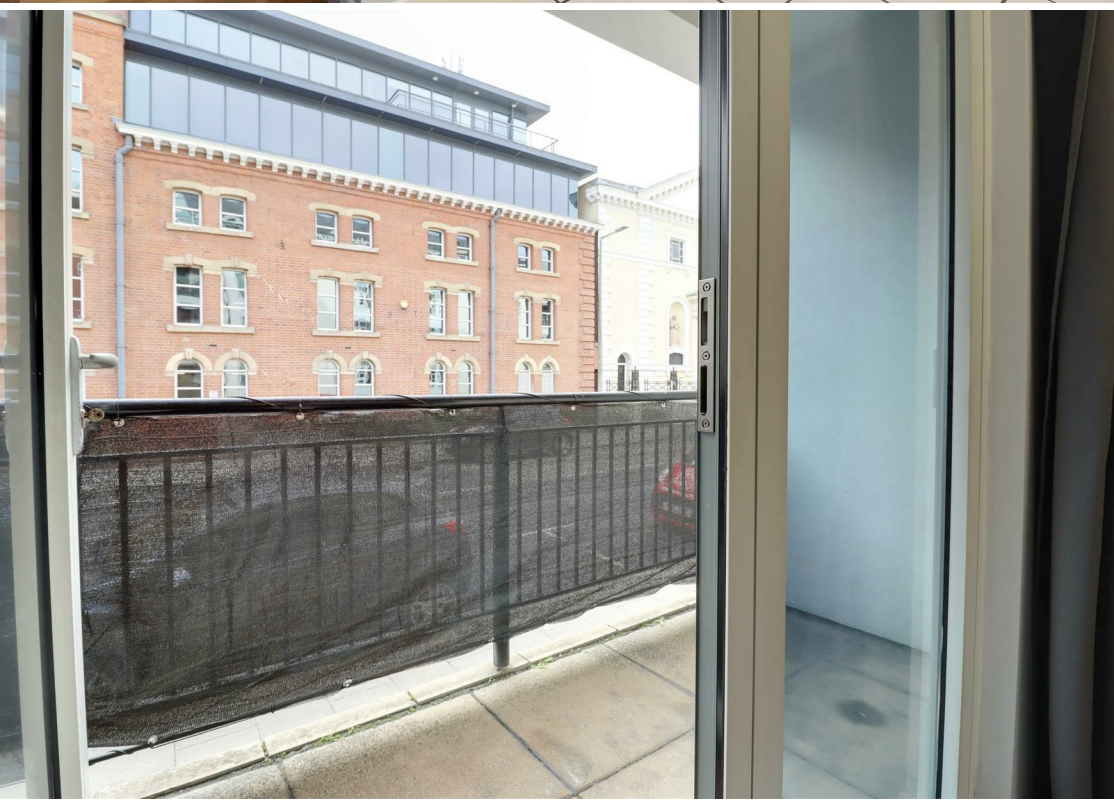
Professional Advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

## 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.

## 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.

#### **AGENTS NOTES (continued)**

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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.

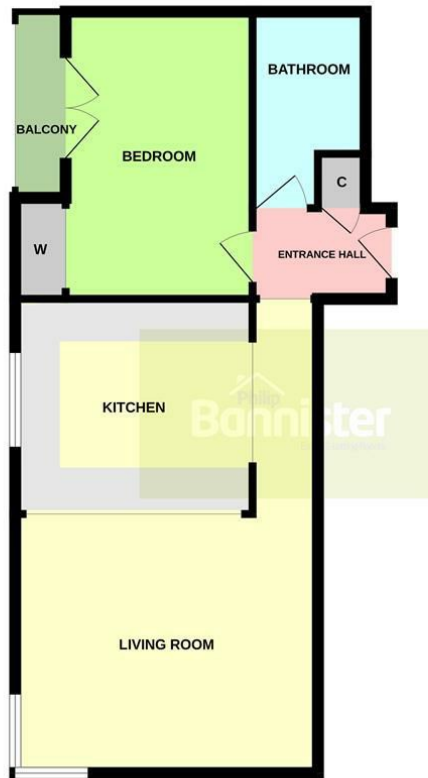
In compliance with NTSEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee I2I Financial Planning Group Ltd £124.42, Peace of Mind Financial Solutions Ltd (figure to be updated), Foster Denovo (figure to be updated). Typical Conveyancing Referral Fee: Brewer Wallace Solicitors £100 Bridge McFarland LLP £100 Lockings Solicitors £100







GROUND FLOOR  
577 sq.ft. (53.6 sq.m.) approx.



TOTAL FLOOR AREA : 577 sq.ft. (53.6 sq.m.) approx.

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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