



**Wellington Street, Hull, HU1 1UF**  
£700 Per Calendar Month



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Platinum Collection

## **Wellington Street, Hull, HU1 1UF**

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Stunning first floor apartment in the heart of the city centre with unrivalled views from rooftop terrace. A perfect location and a stones throw away from all local amenities including the ever popular 'Humber Street' 'Fruit Market' and the Marina.



# Wellington Street, Hull, HU1 1UF

## Key Features

- Modern First Floor Apartment
- Well Presented
- Amazing Views of the City
- Fully Integrated Kitchen
- Communal Rooftop Terrace
- Sought After Location
- Offered Part Furnished
- EPC = C



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		
(81-91) B		
(69-80) C	78	78
(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	

## INTRODUCTION

Stunning first floor apartment in the heart of the city centre with unrivalled views from rooftop terrace. A perfect location and a stones throw away from all local amenities including the ever popular 'Humber Street' 'Fruit Market' and the Marina.

## OPEN PLAN KITCHEN/LIVING ROOM

A modern open plan area with integrated kitchen, appliances including; Oven; Hob; Extractor; Dishwasher; Washing Machine and Microwave.

## BEDROOM

Double bedroom with windows to the rear elevation.

## SHOWER ROOM

Contemporary shower room with plumbed shower enclosure, pedestal sink unit and wc.

## OUTSIDE

Property benefits from a communal rooftop terrace enjoying unrivalled views over the city.

## 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 (£161.53). 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.















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