



Chandlers Court, Hull, HU9 1FB
Offers In The Region Of £90,000


**Philip
Bannister**
Estate & Letting Agents

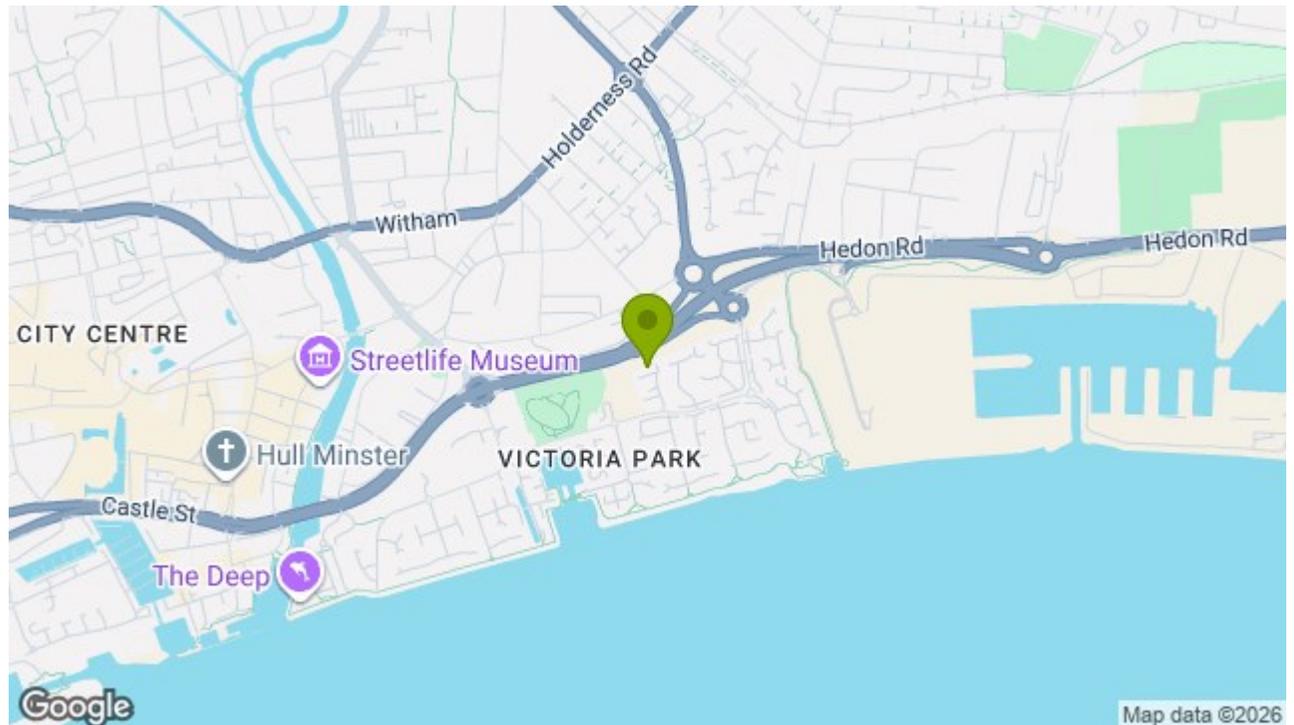
Chandlers Court, Hull, HU9 1FB

A two bedroom first floor apartment situated on the popular Victoria dock development, which is ideal for the first time buyer or investor/developer. The property is conveniently located close to the city centre of Hull, and with access to good local amenities and transport links. The property comprises communal entrance hall with security system, private entrance hall, lounge, kitchen, two bedrooms (main with an ensuite shower room) and separate bathroom. Outside are communal areas with a parking space.

Key Features

- NO ONWARD CHAIN
- Two Bedrooms Of Excellent Proportion
- Ideal For The First Time Buyer And The Busy Professional
- City Centre Amenities And Marina Just A Stroll Away
- Lounge, Kitchen, En Suite Shower Room.
- Bathroom and Allocated Parking
- Early Viewing Is A Must
- EPC - B

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	83	84
England & Wales	EU Directive 2002/91/EC	





Central Hull - Description

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 HALL

with intercom security system and post boxes.

PRIVATE ENTRANCE HALL

with entrance door, laminate flooring and two storage cupboard.

LOUNGE

11'1 x 14'9 (3.38m x 4.50m)

with double glazed angle bay window to the rear elevation, laminate flooring and economy seven heater.

KITCHEN

6'4 x 10'4 (1.93m x 3.15m)

with a range of base and wall units, laminate work surfaces, drawers, oven and hob, extractor hood, sink unit, splash back tiling and plumbing for automatic washing machine and double glazed window to the side elevation

BEDROOM 1

11'7 x 9' (3.53m x 2.74m)

with double glazed window to the rear elevation and built in wardrobes.

ENSUITE SHOWER ROOM

with a three piece suite, comprising shower in cubicle, wash hand basin and w.c.

BEDROOM 2

7'11 x 8'5 (2.41m x 2.57m)

with double glazed window to the rear elevation and built in cupboards.

BATHROOM

with a three piece white suite, comprising panelled bath, wash hand basin, w.c., heated towel rail and laminate flooring

EXTERNAL

Communal outdoor space and parking

GENERAL INFORMATION

SERVICES - Mains water, electricity, and drainage are

connected to the property.

CENTRAL HEATING - The property has the benefit of Economy 7 Heating.

DOUBLE GLAZING - The property has the benefit of replacement PVC double glazed frames .

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

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 independent 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 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.

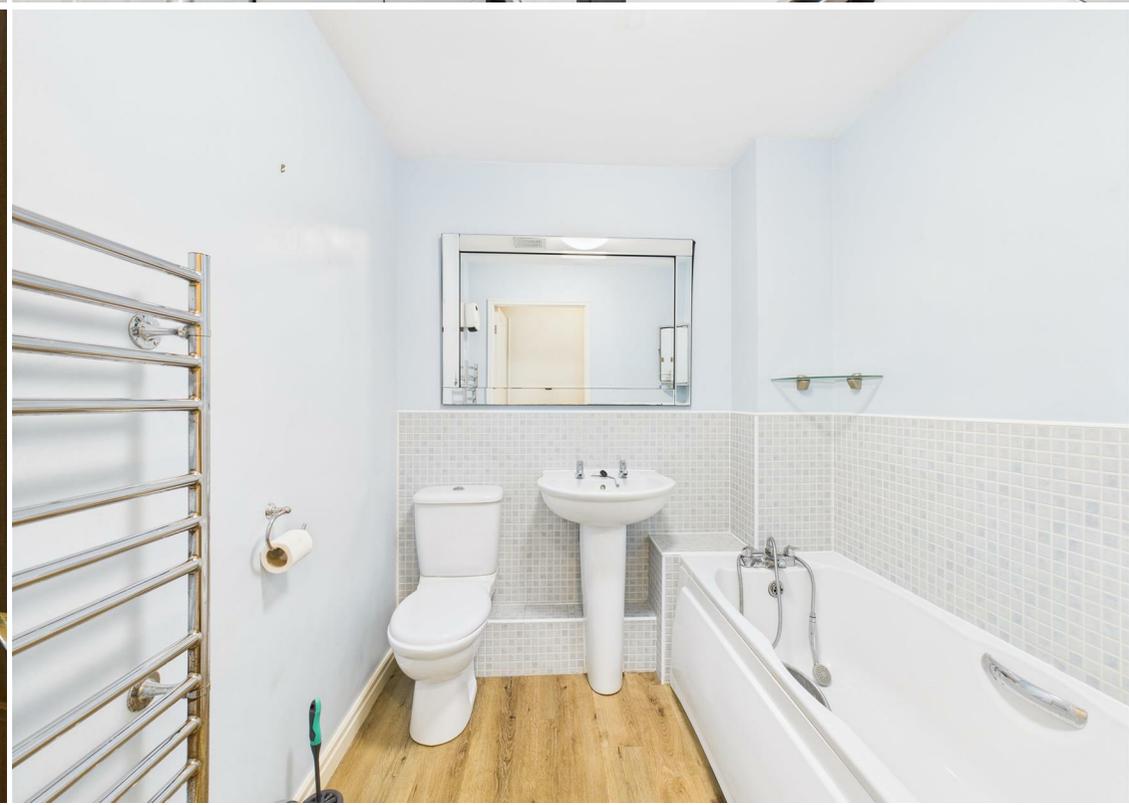
In compliance with NTSTEAT Guidance on Referral Fees, the agent confirms that vendors and prospective purchasers will be offered estate agency and other allied services for which certain referral fees/commissions may be made available to the agent. Services the agent and/or a connected person may earn referral fees/commissions from Financial Services, Conveyancing and Surveys. Typical Financial Services referral fee 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)

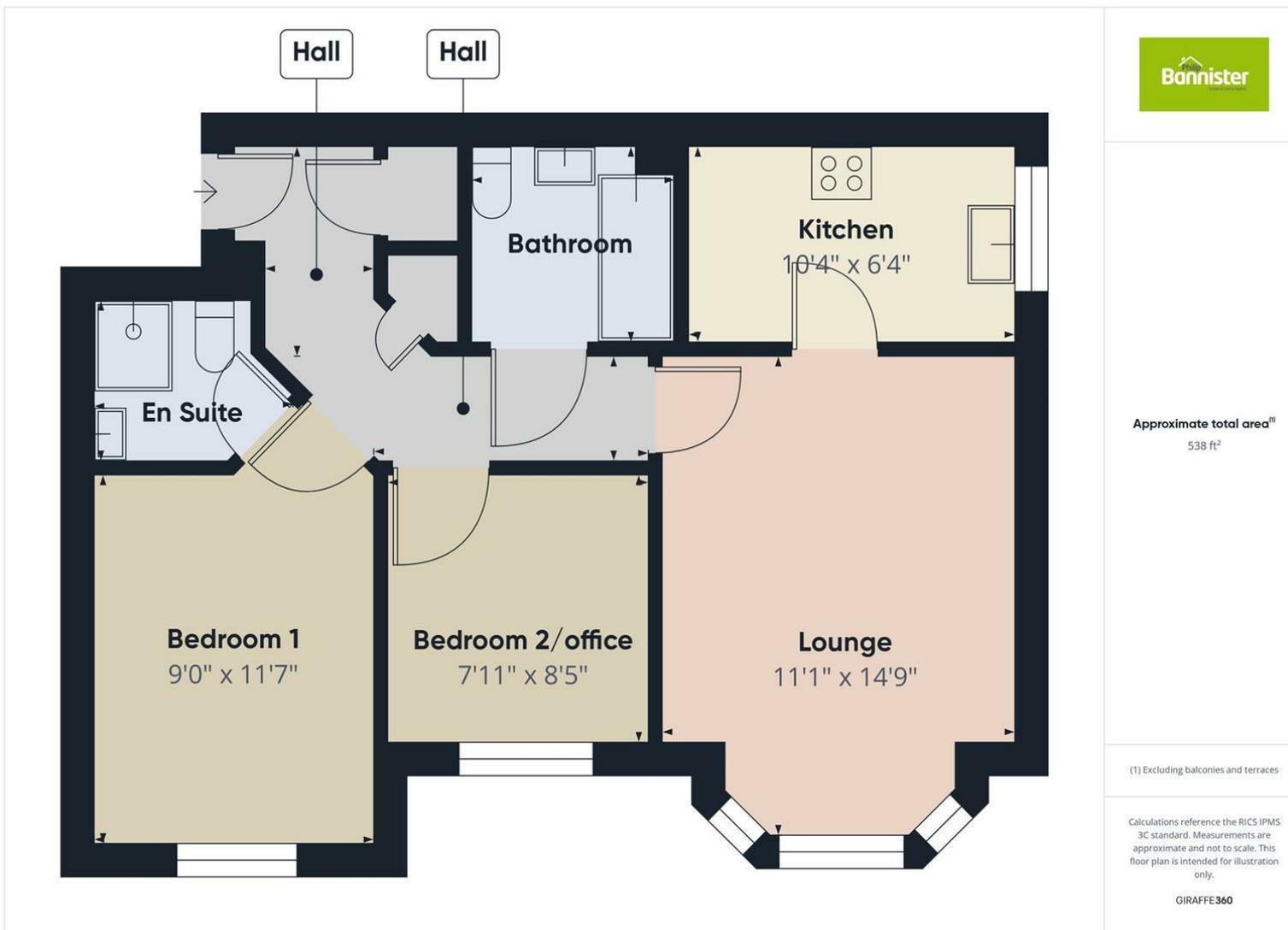
AML.

By law, we are required to conduct anti-money laundering checks on all potential buyers and sellers, and we take this responsibility very seriously. In line with HMRC guidelines, our trusted partner, Coadjute, will securely manage these checks on our behalf. Once an offer is accepted (subject to contract), Coadjute will send a secure link for you to complete the biometric checks electronically. A non-refundable fee of £45+ VAT per person will apply for these checks, and Coadjute will handle the payment for this service. These anti-money laundering checks must be completed before we can send the memorandum of sale to the solicitors to confirm the sale. Please contact the office if you have any questions in relation to this.

TENURE.

We understand that the property is Leasehold





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