

# Whitakers

Estate Agents



## apt 6 The Lawns, Hull, HU7 4QT

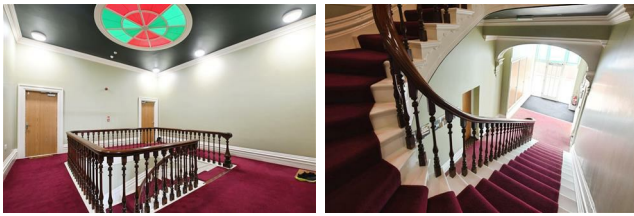
**Guide price £92,500**

SITUATED ON THE FIRST FLOOR WITHIN THIS CHARISMATIC AND PRESTIGE BUILDING LOCATED IN THE HEART OF THE SOUGHT AFTER VILLAGE OF SUTTON-ON-HULL, JUST A STROLL FROM THE ARRAY OF VARIED AMENITIES IT HAS TO OFFER, THIS SPACIOUS APARTMENT WILL INTEREST THE FIRST TIME BUYER, THE PURCHASER LOOKING TO DOWN SIZE, THE DISCERNING INVESTOR AND MOST CERTAINLY THE BUSY PROFESSIONAL.

APPROACHED BY A SPECTACULAR RECEPTION AREA AND MAGNIFICENT STAIRCASE THE PROPERTY ENJOYS A PRIVATE ENTRANCE HALL, AN OPEN PLAN DESIGN OF A LOUNGE AND FITTED KITCHEN WITH APPLIANCES, A BEDROOM AND BATHROOM, BOASTING GAS CENTRAL HEATING TO RADIATORS AND DOUBLE GLAZING AND WITH WONDERFUL HIGH CEILINGS AND LARGE WINDOWS, AN APPRECIATION OF THE SPACE. IS OFFERED.

WITH GATED SECURITY ACCESS TO THE GROUNDS AND CAR PARKING AMENITIES AVAILABLE, FURTHER ENQUIRIES IN ORDER TO VIEW ARE WELCOME.

## Communal Entrance Hall



Fob access through the doors with a beautiful wrap around stair cases to the first floor, leading to:

## Entrance Hall



Newly laid carpets, comprises of a well proportioned storage cupboard, leading to:

## Kitchen/Living Area



Large open plan kitchen, living area with a large bay window looking out over the gardens. Immaculately presented throughout, comprises of integrated appliances and a stainless steel sink.

## Bedroom 1



New carpets throughout, with a radiator, and a UPVC window to the side aspect.

## Bathroom



Three piece bathroom suite with a heated towel rail, low level WC, pedestal sink and a bath with an overhead shower.

## Outside

Gated vehicular and separate pedestrian access offering extra security for the added peace of mind. Comprises of a communal parking area with a secure bicycle store and communal grounds with intercom system and fob access into the building.

## Council Tax

Hull City Council tax band B

## EPC

EPC Rating C

## Tenure

Leasehold

## Additional Services:

Whitaker Estate Agents offer additional services via third parties: surveying, financial services, investment insurance, conveyancing and other services associated with the sale and purchase of your property.

We are legally obliged to advise a vendor of any additional services a buyer has applied to use in connection with their purchase. We will do so in our memorandum of sale when the sale is instructed to both parties solicitors, the vendor and the buyer.

## Agents Notes:

Services, fittings & equipment referred to in these sales particulars have not been tested ( unless otherwise stated ) and no warranty can be given as to their condition. Please note that all measurements are approximate and for general guidance purposes only.

## Free Market Appraisals/Valuations

We offer a free sales valuation service, as an Independent company we have a strong interest

in making sure you achieve a quick sale. If you need advice on any aspect of buying or selling please do not hesitate to ask.

**Material Information:**

Construction - no

Conservation Area - no

Flood Risk - very low

Mobile Coverage/Signal - EE/Vodafone/O2/Three

Broadband - Basic 9 Mbps Ultrafast 10000 Mbps

Coastal Erosion - no

Coalfield or Mining Area - no

Planning - no

**Whitakers Estate Agent Declaration:**

Whitakers Estate Agents for themselves and for the lessors of the property, whose agents they are give notice that these particulars are produced in good faith, are set out as a general guide only & do not constitute any part of a contract. No person in the employ of Whitakers Estate Agents has any authority to make or give any representation or warranty in relation to this property.

Floor Plan

Apartment

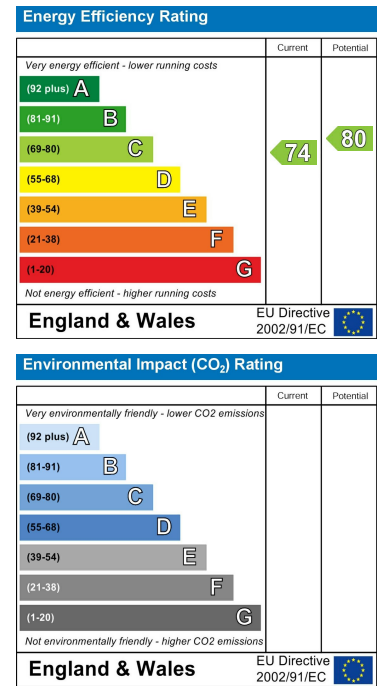


Total area: approx. 39.3 sq. metres (423.0 sq. feet)

Area Map



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

86 Church Street, Sutton On Hull, HU7 4TD  
 Tel: 01482 877177 Email: [sutton@whitakers.co.uk](mailto:sutton@whitakers.co.uk) <https://www.whitakers.co.uk>