



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **15 St Michaels Mount, Hull, HU6 7TF**

### **£45,000**

GROUND-FLOOR STUDIO APARTMENT - IDEAL FOR FIRST-TIME BUYERS OR RETIREMENT - WELL-PLANNED STUDIO ROOM, KITCHEN & BATHROOM - AMPLE STORAGE PLUS SECURE EXTERNAL SHED - CLOSE TO HULL UNIVERSITY & LOCAL SCHOOLS - EASY ACCESS TO SHOPS, CITY CENTRE & KINGSWOOD RETAIL PARK - COMFORTABLE, LOW-MAINTENANCE LIVING IN A GREAT LOCATION

Nestled on Inglemire Avenue in Hull, this charming ground floor studio apartment presents an ideal opportunity for first-time buyers or those seeking a comfortable retirement home. The property boasts a well-appointed studio room, kitchen and bathroom, all designed to maximise space and functionality.

The apartment has a welcoming atmosphere from the moment you step inside. With excellent storage solutions throughout, residents will find ample space to keep their belongings organised and tidy. Additionally, the property features a secure external storage shed, providing further convenience for those with outdoor equipment or additional items.

Location is key, and this flat does not disappoint. It is conveniently situated near well-regarded schools and Hull University, making it an attractive option for students and families alike. Local amenities are within easy reach, ensuring that daily necessities are just a stone's throw away. Furthermore, the vibrant Hull city centre and the popular Kingswood retail park, which offers a supermarket, cinema, and a variety of retail outlets, are only a short drive away.

In summary, this delightful studio apartment on Inglemire Avenue is a perfect blend of comfort and convenience, making it a must-see for anyone looking to settle in this thriving area of Hull.

### **CENTRAL HEATING**

The property has the benefit of gas central heating (not tested).

### **COUNCIL TAX BAND**

Symonds + Greenham have been informed that this property is in Council Tax Band "A"

### **DISCLAIMER**

Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

### **DOUBLE GLAZING**

The property has the benefit of double glazing.

### **TENURE**

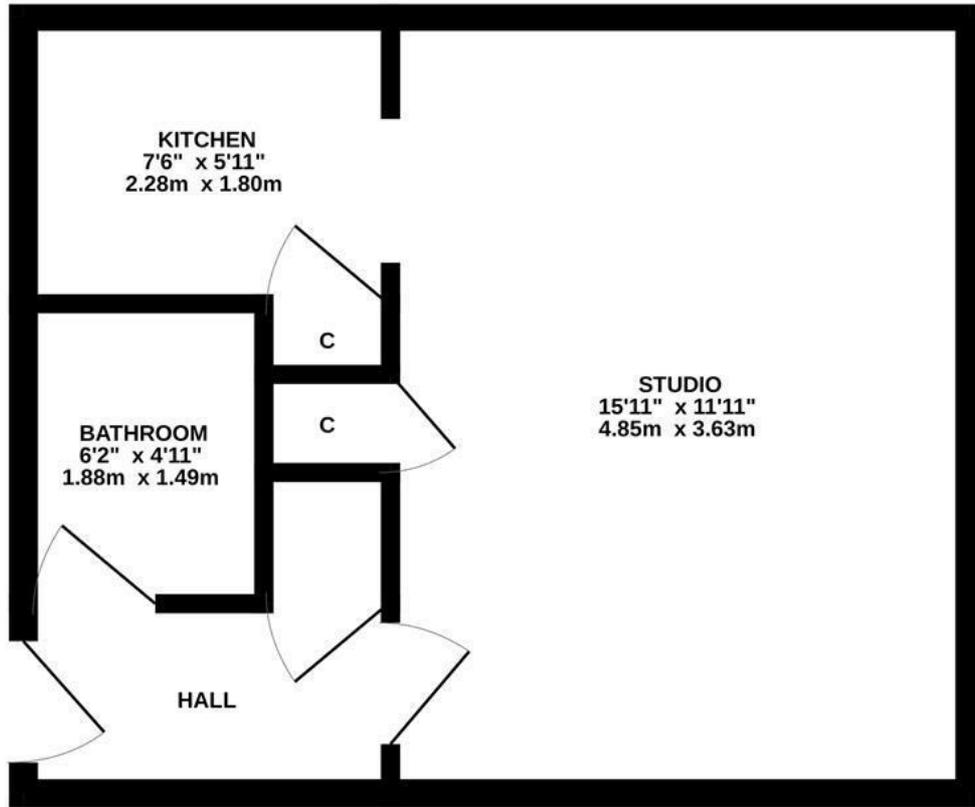
Symonds + Greenham have been informed that this property is Leasehold.

If you require more information on the tenure of this property please contact the office on 01482 444200.

### **VIEWINGS**

Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

# 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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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	
62	69
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(02 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 environmentally friendly - higher CO <sub>2</sub> emissions	
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