



SYMONDS + GREENHAM

Estate and Letting Agents



35 Kings Court, Hull, HU2 8JR £725

AVAILABLE NOW
PRIVATE PARKING SPACE
TOP FLOOR VIEWS
TWO BEDROOM
HULL CITY CENTRE

Welcome to this charming top floor apartment located at 71-76 Wright Street, Kings Court in the heart of Hull's city centre. This delightful property offers a perfect blend of modern living and urban convenience, making it an ideal choice for professionals or small families seeking a vibrant lifestyle.

One of the standout features of this property is the private parking space, a rare find in city centre living, allowing for easy access and peace of mind. The apartment is offered unfurnished, providing you with the opportunity to personalise the space to your taste and style.

Living in this prime location means you will have all the amenities of city life at your doorstep. Enjoy a variety of shops, restaurants, and cultural attractions, all within walking distance. The vibrant atmosphere of Hull ensures that

| Energy Efficiency Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | 79 | 79 |
| (59-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| Not energy efficient - higher running costs | | | |
| England & Wales | EU Directive 2002/91/EC | | |

| Environmental Impact (CO ₂) Rating | | Current | Potential |
|---|-------------------------|---------|-----------|
| Very environmentally friendly - lower CO ₂ emissions | | | |
| (92 plus) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (59-68) | D | | |
| (39-54) | E | | |
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| (1-20) | G | | |
| Not environmentally friendly - higher CO ₂ emissions | | | |
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