SYMONDS + GREENHAM

Estate and Letting Agents

28 Marine Wharf, Hull, HU1 2TY
£125,000

SPACIOUS APARTMENT OFFERED WITH NO ONWARD CHAIN, AND NEW LEASE EXTENSION. THIS STYLISH ONE-BEDROOM FIRST-FLOOR APARTMENT BOASTS OPEN-PLAN LIVING, A PRIVATE BALCONY, PARKING, GARAGE, AND A FANTASTIC LOCATION JUST MOMENTS FROM HUMBER STREET.

Nestled in the tranquil cul-de-sac of Marine Wharf, Hull, this spacious first-floor apartment presents an exceptional living opportunity. Just a short walk from the lively Humber Street, residents can indulge in a vibrant selection of restaurants, bars, boutiques, and galleries, making it a perfect spot for those who enjoy a bustling atmosphere.

The apartment boasts a thoughtfully designed layout, featuring an inviting entrance hall that leads into an open-plan kitchen and living area. This space is ideal for both relaxation and entertaining, enhanced by a charming private balcony where you can savour pleasant views and fresh air. The property includes a comfortable double bedroom and a modern bathroom, ensuring all your daily needs are well catered for.

In addition to its appealing interior, this apartment offers the convenience of parking for one vehicle, along with a garage that provides ample storage and security for your belongings. The location is further complemented by excellent transport links, with easy access to the A63/M62 and the Humber Bridge, making commuting straightforward. The City Centre railway station is also within easy reach, connecting you to wider destinations.

Offered to the market with no chain involved, this property represents a fantastic opportunity for first-time buyers or those seeking to invest in a desirable area. With its blend of space, prime location, and convenient amenities, this apartment is truly a gem not to be overlooked.

OUTSIDE
The property has off street parking and garage

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 "B"

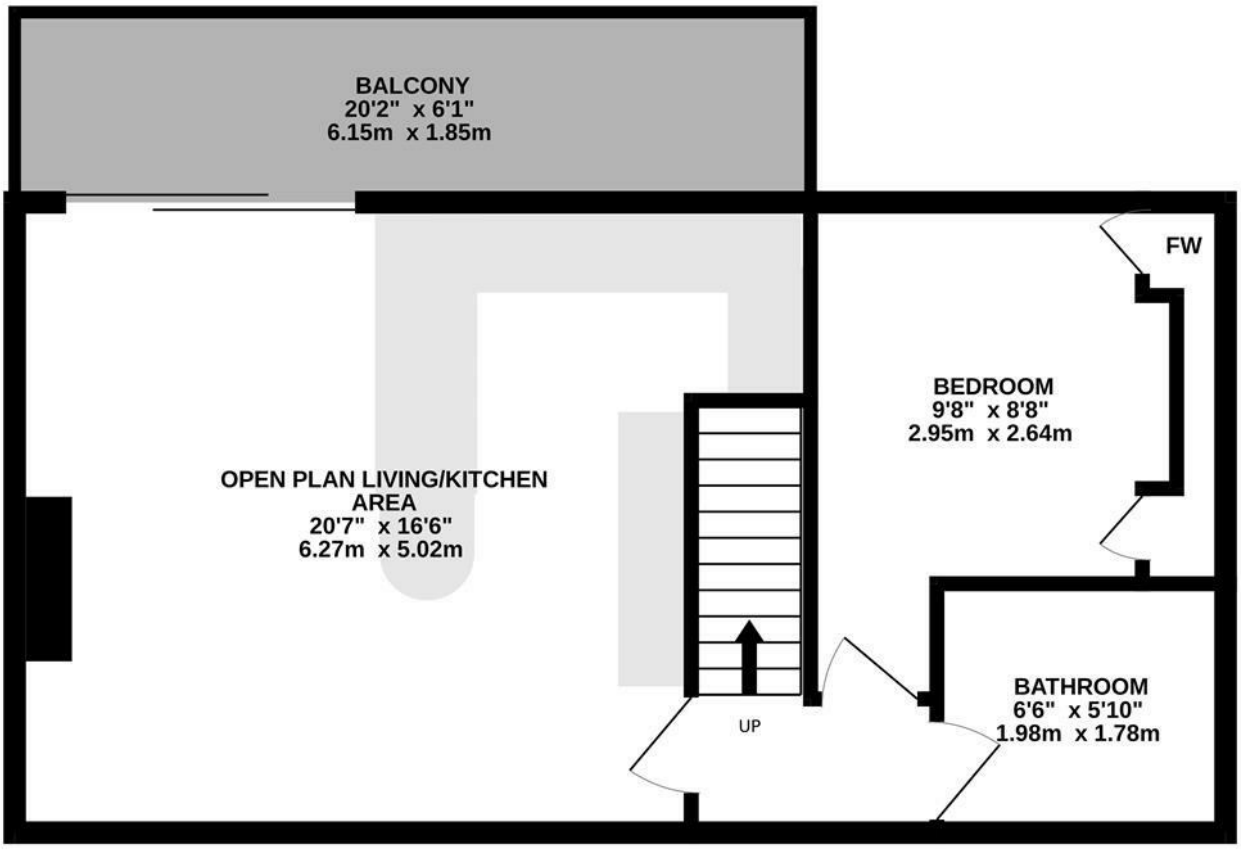
DISCLAIMER
Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

DOUBLE GLAZING
The property has the benefit of double glazing.

TENURE
Symonds + Greenham have been informed that this property is Leasehold.
£25 per annum Ground Rent with Hull City Council. No service charge. 148 years left on lease - end 14/01/2175. Pay building insurance which is £225 per annum.
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.

FRIST FLOOR
517 sq.ft. (48.0 sq.m.) approx.



TOTAL FLOOR AREA : 517 sq.ft. (48.0 sq.m.) approx.

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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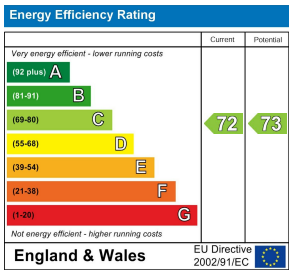

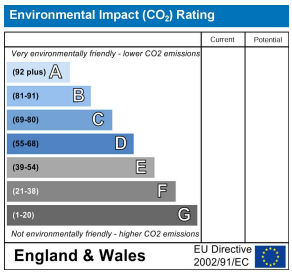

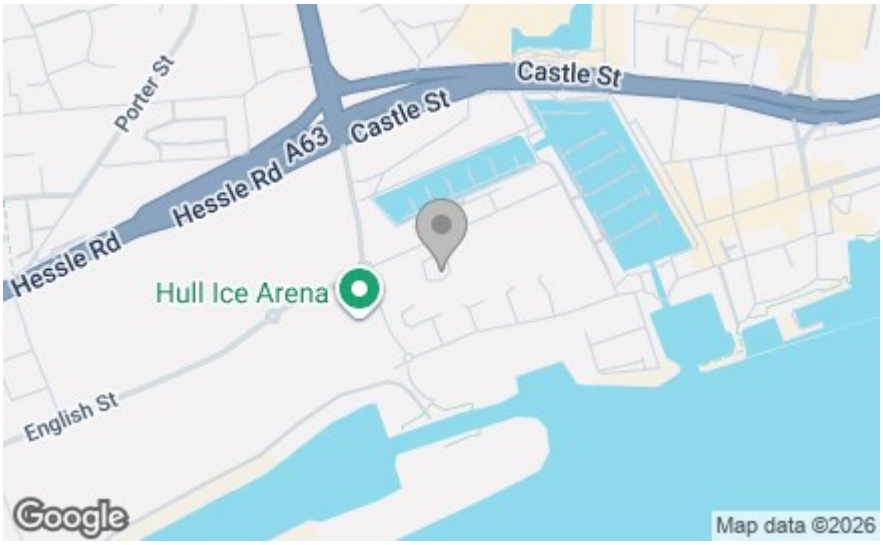

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