



SYMONDS + GREENHAM

Estate and Letting Agents



1 Kingston Wharf, Hull, East Yorkshire HU1 2ES

£125,000

STYLISH ONE-BED GROUND-FLOOR APARTMENT - PRIME LOCATION IN HULL'S MARINA - SPACIOUS LOUNGE & WELL-EQUIPPED KITCHEN - COMFORTABLE BEDROOM & BATHROOM - ALLOCATED PARKING SPACE INCLUDED - STEPS FROM MARINA BARS, RESTAURANTS & SHOPS - SHORT WALK TO CITY CENTRE & PRINCES QUAY - PERFECT FOR FIRST-TIME BUYERS OR DOWNSIZERS

Nestled in the vibrant heart of Hull's Marina, this fantastic one-bedroom ground floor apartment offers a unique opportunity for those seeking a stylish and convenient lifestyle. With an allocated parking space, this property is available now and is perfect for individuals or couples looking to enjoy the best of city living.

As you enter the apartment, you are greeted by a welcoming entrance hall that leads into a spacious living room, ideal for relaxation or entertaining guests. The well-appointed kitchen is conveniently adjacent, providing a functional space for culinary pursuits. The bedroom is a comfortable retreat, while the bathroom is designed for both practicality and comfort.

One of the standout features of this property is its prime location. Just a stone's throw away, you will find an array of fabulous bars and restaurants of the Marina and Humber Street, perfect for socialising and enjoying the local cuisine. Additionally, the city centre, along with the popular Princes Quay and St Stephens shopping centres, is only a five-minute walk away, ensuring that all your shopping and leisure needs are easily met.

Apartments in this remarkable location are indeed a rarity, making this property an exceptional find. Whether you are a first-time buyer or looking to downsize, this apartment offers a perfect blend of comfort, convenience, and style. Do not miss the chance to make this delightful flat your new home.

PARKING

The apartment benefits from an allocated parking space.

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" (change as needed).

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

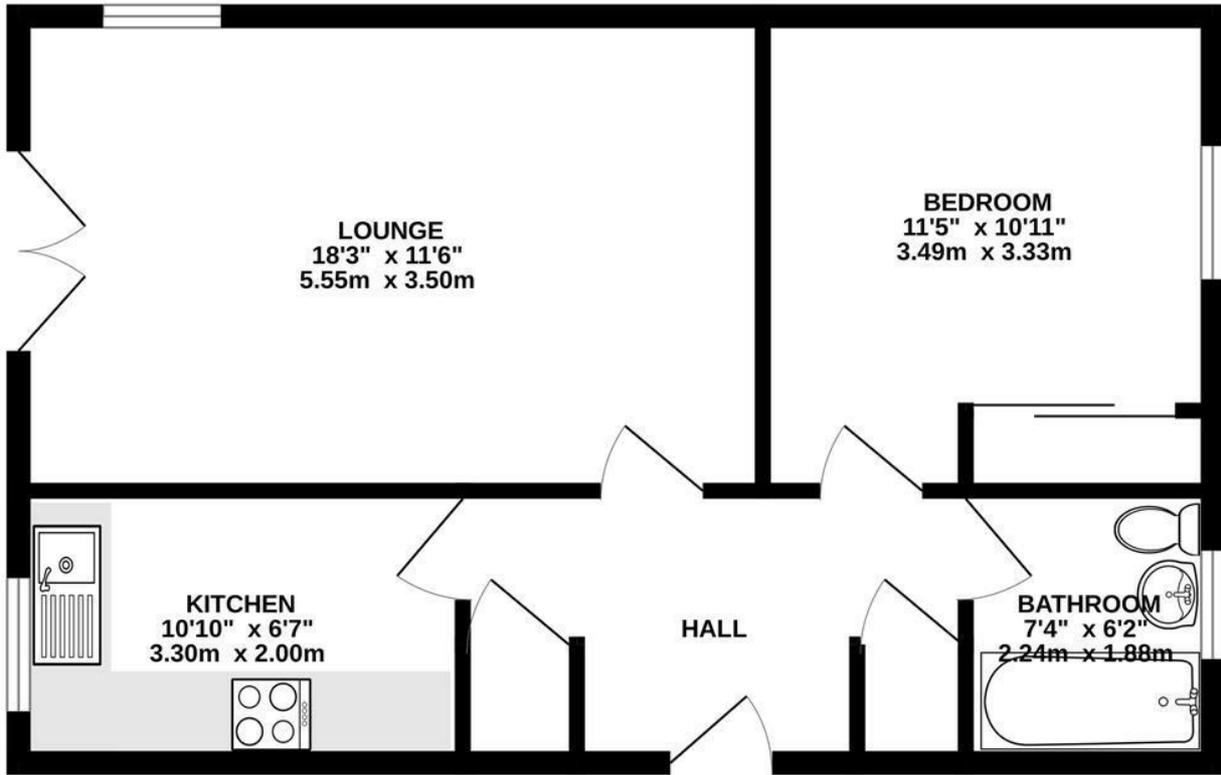
Symonds + Greenham have been informed that this property is Leasehold.

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

VIEWINGS

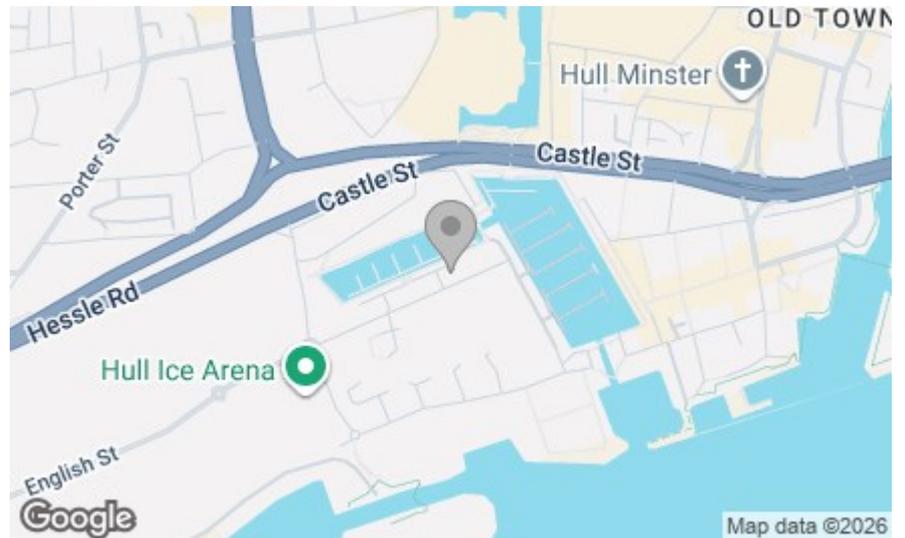
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

GROUND FLOOR
541 sq.ft. (50.3 sq.m.) approx.



TOTAL FLOOR AREA : 541 sq.ft. (50.3 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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Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	75
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
64	75
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(02 plus) A	75
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
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