SYMONDS + GREENHAM

Estate and Letting Agents

Warehouse 13 Kingston Street, Hull, HU1 2DZ
Offers over £80,000

STYLISH TOP-FLOOR APARTMENT WITH STUNNING MARINA VIEWS, OFFERING MODERN OPEN-PLAN LIVING, ALLOCATED PARKING, AND A PRIME CITY-CENTRE LOCATION JUST MOMENTS FROM HUMBER STREET'S VIBRANT AMENITIES.

Welcome to this charming top-floor apartment located on Kingston Street in the vibrant heart of Hull's Marina. This delightful property offers a perfect blend of modern living and stunning marina views, making it an ideal choice for individuals or couples seeking a comfortable urban lifestyle.

As you enter, you will be greeted by a spacious open-plan living area that is both inviting and functional. The flat features one well-appointed bedroom, providing a peaceful retreat, and a contemporary bathroom that meets all your needs. The highlight of this property is undoubtedly the remarkable views of the marina, allowing you to enjoy picturesque scenery from all corners at the comfort of your home.

Convenience is key, and this flat comes with off street parking space, making it easy to explore the surrounding area. Situated in a prime location, you are just a stone's throw away from the bustling amenities of Humber Street, where a variety of independent shops, cafes, and restaurants await to cater to your every need.

This property is perfect for those who appreciate the vibrancy of city life while still enjoying the tranquillity that comes with a top-floor apartment. The current owners have freshly updated the flat, ensuring it is ready for someone to settle right in. Whether you are looking to invest or seeking a new place to call home, this flat offers a unique opportunity to experience the best of Hull. Do not miss the chance to make this lovely property your own.

CENTRAL HEATING
The property has the benefit of Economy 7 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.

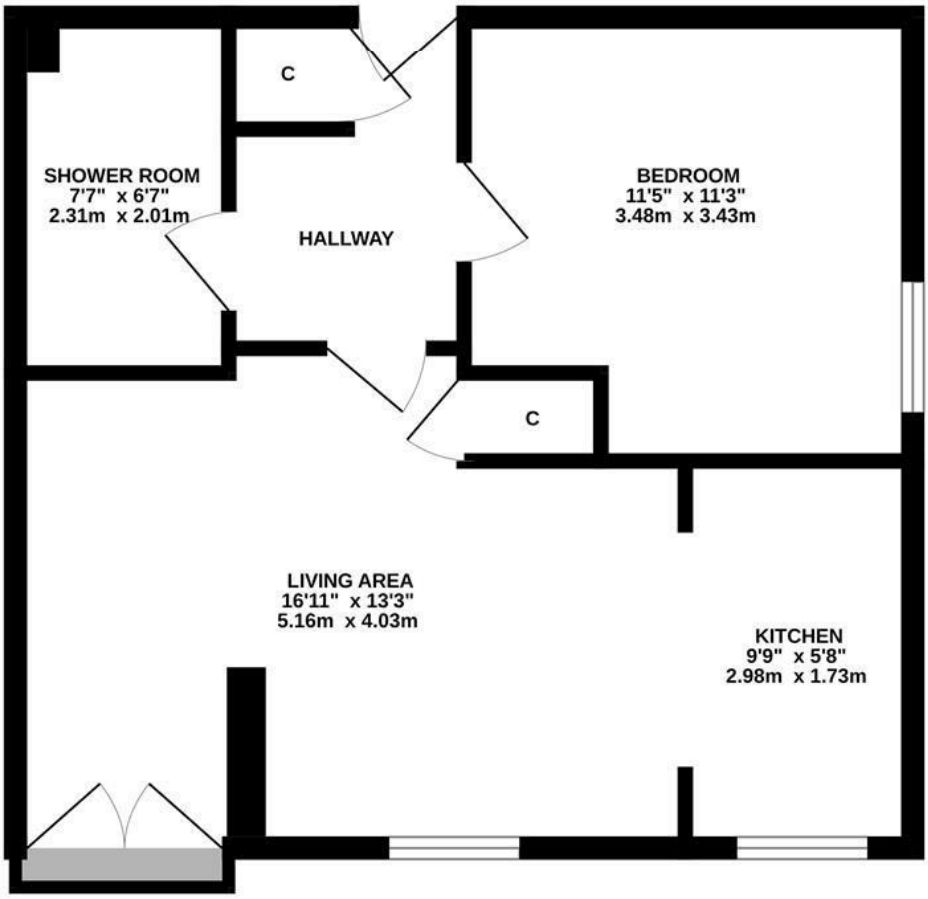
DOUBLE GLAZING
The property has the benefit of double glazing.

FLOOR PLAN DISCLAIMER
The measurements detailed on the floor plan are the maximum possible measurement for the length and width of the respective room, which can potentially be a measurement into an alcove, wardrobe or cupboard.

TENURE
Symonds + Greenham have been informed that this property is Leasehold.
Original lease dated 20.03.87 has 125 years on it.
Monthly service charge is £230.40 a month. The building is now self managed so the new owner would have a vote and voice in the decisions regarding the building.
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.

FLAT 31



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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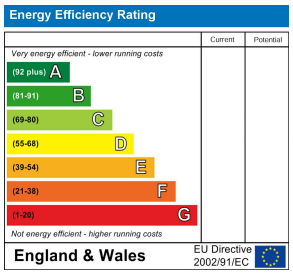

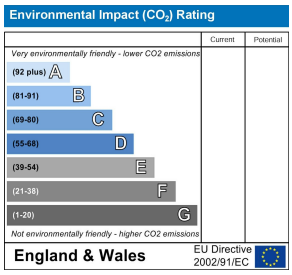

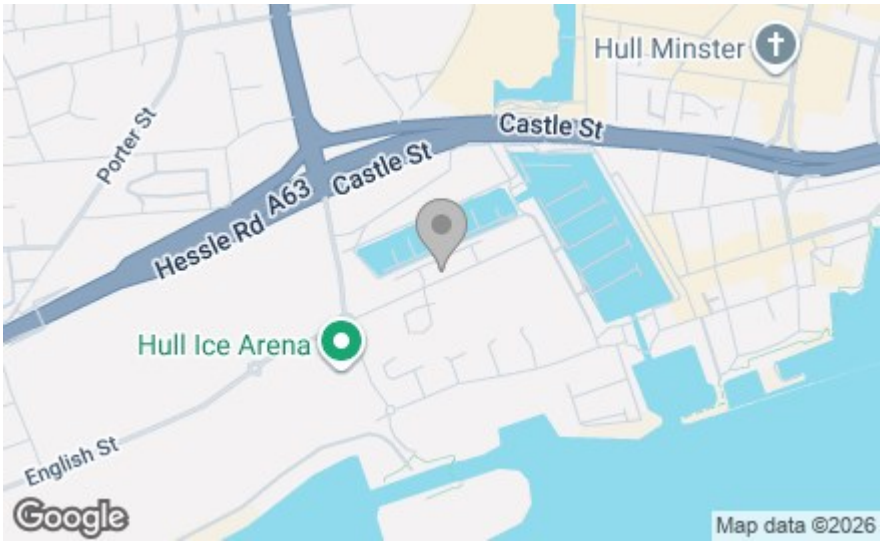

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