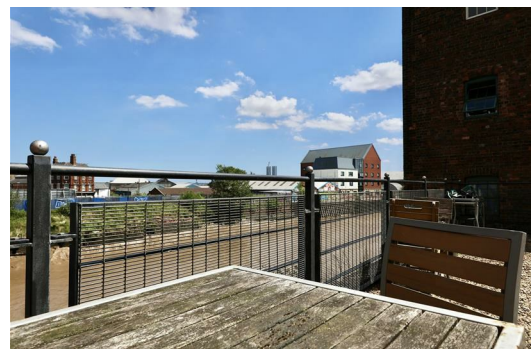




SYMONDS + GREENHAM

Estate and Letting Agents



Flat 17 Old Harbour Court 10 Wincolmlee, Hull, HU2 8HZ

£88,200

TWO SPACIOUS BEDROOMS AND TWO MODERN BATHROOMS - STYLISH CITY CENTRE APARTMENT WITH RIVER VIEWS AND ALLOCATED PARKING - READY TO MOVE IN WITH SECURE ACCESS AND EXCELLENT AMENITIES NEARBY

Nestled in the heart of Hull, this stunning and spacious two-bedroom, two-bathroom apartment on Wincolmlee offers an exceptional opportunity for first-time buyers or savvy investors. Situated on the second floor, this stylish flat boasts delightful river views from the communal courtyard, creating a serene backdrop for relaxation.

Upon entering, you will find a well-designed reception room that provides ample space for both living and entertaining. The two generously sized bedrooms are perfect for restful nights, while the two modern bathrooms ensure convenience for all residents. The property is ready to move into, allowing you to settle in without delay.

The location is truly unbeatable, with a wealth of amenities just a short stroll away. Whether you are seeking shops, restaurants, or leisure activities, everything you need is within easy reach. The secure access and well-maintained communal areas enhance the sense of safety and community, making this apartment an ideal choice for those who value both style and comfort.

Additionally, the property includes allocated parking, a valuable feature in a city centre location. This flat represents a perfect blend of modern living and practicality, making it an excellent investment or a delightful first home. Don't miss the chance to make this charming apartment your own!

CENTRAL HEATING

The property has the benefit of electric 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.

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

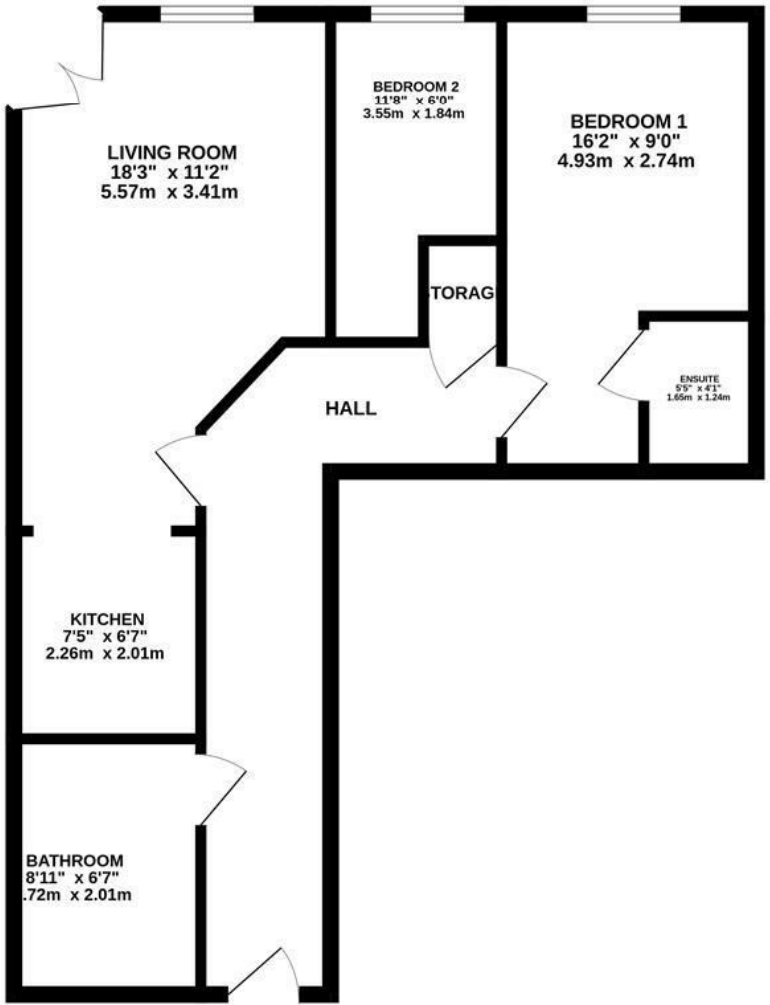
VIEWINGS

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

LEASEHOLD INFORMATION

The property is leasehold Ground Rent: £ - none Ground Rent Review Period (no. of years/months): Monthly Service Charge: £127.15 Annual Ground Rent Increase (%): Length of Lease (Number of yrs remaining): end of lease 31/12/3008

GROUND FLOOR
624 sq.ft. (58.0 sq.m.) approx.



TOTAL FLOOR AREA : 624 sq.ft. (58.0 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	83	87
(81-91) B		
(69-80) C		
(55-68) 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			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

