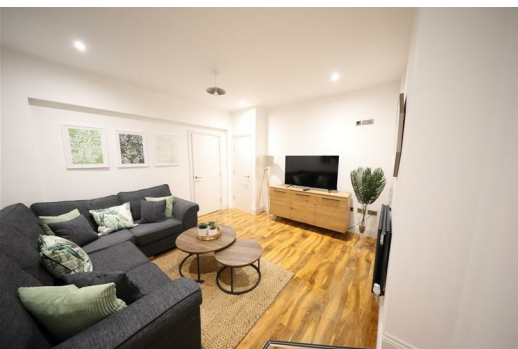




**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **The Academy (2 beds) George Street, Hull, HU1 3BA**

### **Prices from £160,000**

OUTSTANDING DEVELOPMENT - MIXTURE OF ONE AND TWO BED APARTMENTS - FINISHED TO THE HIGHEST STANDARD - STUNNING ROOF GARDEN - EXCLUSIVE CITY CENTRE LIVING

Symonds and Greenham are delighted to bring to the market this outstanding, city centre development. Situated on George Street, these exclusive, city centre apartments are ideally placed for amenities. Within close proximity you will find shops, supermarkets and excellent transport links as well as highly thought of schools. Having benefited from substantial investment in recent years, the city centre has very much become the cultural hub of the city. The bars and restaurants found on the marina and the vibrant Humber Street make the area perfect for those looking to enjoy the hustle and bustle offered by city centre living. The development itself contains 14 apartments that have been finished to the highest standard. The apartments are a mixture of one and two bedrooms and all contain high specification kitchens with in-built appliances, top quality bathrooms and some sublime quirks that can only be found in a building of this age and history. Potential buyers will notice immediately the attention to detail and flair for design that make these unique apartments a credit to the developers involved. Prices range from £125,000 to £155,000 for one beds and the two beds range from £165,000 to £170,000. For more information, please contact our office on 01482 444200.

**DO NOT DELAY, BOOK YOUR VIEWING TODAY!!!**



## GROUND FLOOR

### HALLWAY

With a lovely exposed brick wall.



### KITCHEN/DINER

A wonderful, modern kitchen with a range of eye level and base level units with complimenting work surfaces, an integrated hob with an overhead extractor fan, a stainless steel sink and drainer unit, an integrated oven and integrated microwave, an integrated fridge freezer, integrated dishwasher and an integrated washer/dryer as standard.

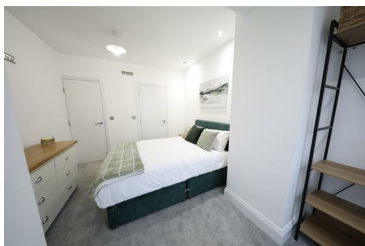


### LIVING ROOM

A wonderful, stylish lounge providing a fantastic place to relax.

### BEDROOM 1

A fantastic main bedroom with plenty of space for storage and access to an ensuite.



### ENSUITE

With a low level WC, a hand basin and a panelled bath with an overhead shower attachment.



### BEDROOM 2

Another fantastic bedroom with an ensuite.



### ENSUITE 2

With a low level WC, a hand basin and a walk in shower.



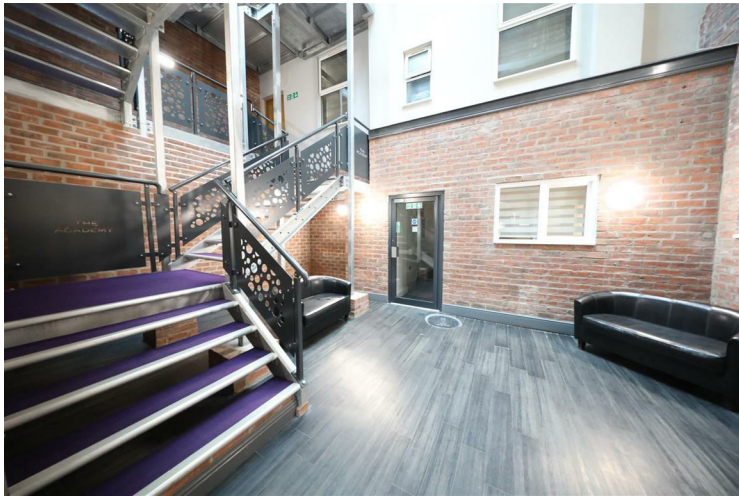
### WC

With a low level WC and a hand basin.



### COMMUNAL SPACE

With lift access.



### OUTSIDE

The property benefits from a communal roof garden which provides a sublime outside seating area.



### CENTRAL HEATING

The property has the benefit of gas central heating (not tested).

### DOUBLE GLAZING

The property has the benefit of double glazing.

### TENURE

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

### COUNCIL TAX

Symonds + Greenham have been informed that this property is in Council Tax Band C.

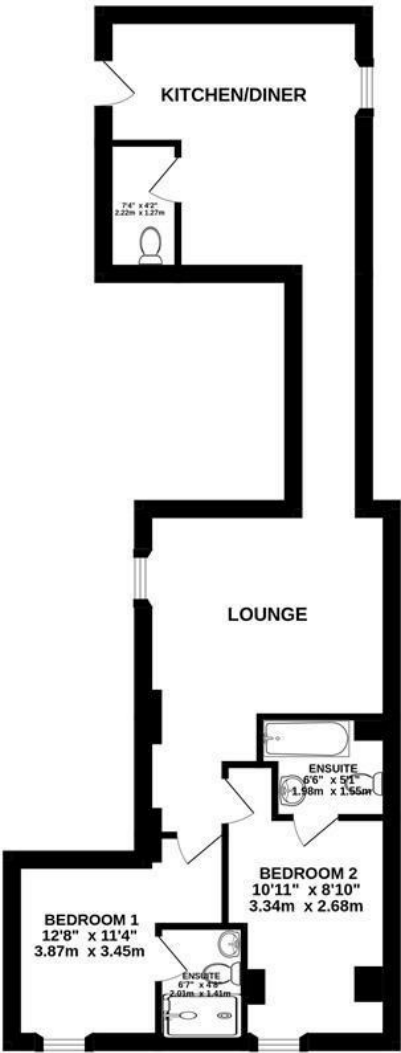
### VIEWINGS

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

### 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.

APARTMENT 17  
738 sq.ft. (68.6 sq.m.) approx.



TOTAL FLOOR AREA : 764sq.ft. (71.0 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

