

## 45 Old Harbour Court, Hull, HU2 8HZ £125,000

Welcome to this spacious two-bedroom apartment, perfectly situated on the top floor of the sought-after Old Harbour Court complex, nestled in the vibrant heart of Hull. This delightful property offers a harmonious blend of comfort and convenience, making it an excellent choice for first-time buyers or astute investors alike.

Upon entering, you are welcomed by an entrance hall that leads to a generous living room, designed with modern living in mind, with open-plan access into the kitchen, ideal for entertaining guests or enjoying a quiet evening at home, while the living area has french doors onto a lovely balcony, providing stunning views of the River Hull. This outdoor space is perfect for unwinding and soaking in the picturesque scenery.

The apartment features two well-proportioned bedrooms, with the master bedroom boasting an ensuite shower room for added privacy and convenience. A separate bathroom caters to the second bedroom and guests, ensuring that all your needs are met with ease.

Located in Hull city centre, this property is surrounded by a wealth of local amenities, including supermarkets, retail outlets, and public houses, offering everything you need right at your doorstep. Additionally, the flat benefits from off-street parking, a valuable asset in such a central location.

This apartment is not merely a home; it represents a lifestyle choice, combining comfort and accessibility in one of Hull's most dynamic areas. Do not miss the opportunity to make this charming property your own and enjoy all that it has to offer.

## APARTMENT 45

### ENTRANCE HALL

#### LIVING AREA

17'4 max x 13'3 max (5.28m max x 4.04m max)

with balcony over looking the river

#### KITCHEN

7'4 max x 8'10 max (2.24m max x 2.69m max)

With a range of eye level and base level units with complementing, worksurfaces, stainless steel sink, and drainer unit, electric cooker, electric hob with over head extractor fan, integrated microwave, integrated under-counter, fridge – freezer and plumbing for washing machine.

#### BEDROOM 1

10'7 max x 8'10 max (3.23m max x 2.69m max)

#### ENSUITE SHOWER ROOM

5'5 max x 4'8 max (1.65m max x 1.42m max)

With low-level WC, pedestal handbasin, shower cubicle with overhead, shower, and heated towel rail.

#### BEDROOM 2

10' max x 5'10 max (3.05m max x 1.78m max)

#### BATHROOM

7'4 max x 6'7 max (2.24m max x 2.01m max)

With low-level WC, pedestal handbasin, panelled bath with overhead, shower, attachment, heated towel rail, tiled to splash back areas.

#### PARKING

The property benefits from an allocated parking space.

#### HEATING

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

#### 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.

#### COUNCIL TAX BAND

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

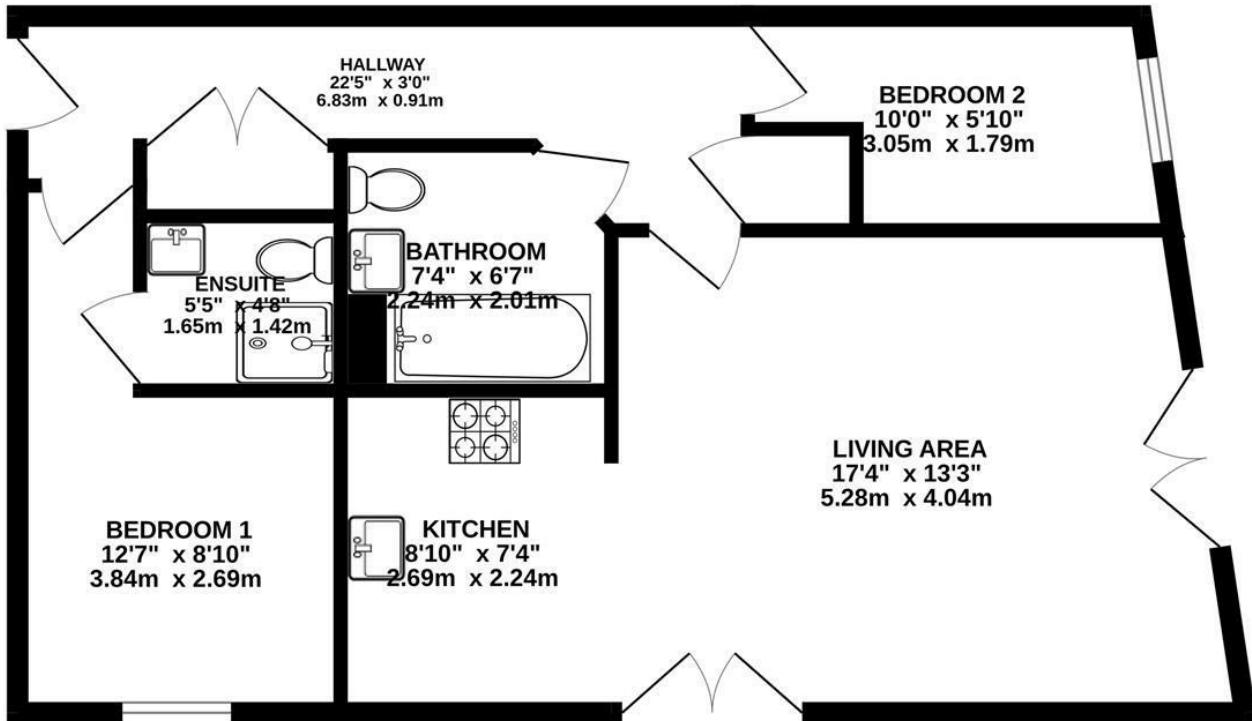
#### DISCLAIMER

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.

#### VIEWINGS

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

**GROUND FLOOR**  
694 sq.ft. (64.5 sq.m.) approx.



TOTAL FLOOR AREA : 694 sq.ft. (64.5 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. No responsibility is taken for any error, omission or mis-statement. This plan is for indicative 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			
(81-91) B			
(69-80) C			
(59-68) 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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(59-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales	EU Directive 2002/91/EC		

