



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## 21 Merchants Warehouse Robinson Row, Hull, HU1 2QX

### £67,500

TOP FLOOR ONE BEDROOM APARTMENT - IN THE HEART OF HISTORIC OLD TOWN - CLOSE TO HULL MINSTER AND TRINITY MARKET - ALLOCATED PARKING - REQUIRES UPDATING

Nestled in the heart of Hull's historic Old Town, this charming one bedroom top floor apartment offers a rare opportunity to enjoy city living in a location rich with character. Positioned just moments from Hull Minster, the property is surrounded by a fantastic array of amenities, including bustling shopping centres, popular bars and restaurants, Trinity Market and the vibrant Humber Street. With the museum quarter also within walking distance, this apartment perfectly combines convenience with the charm of Hull's cultural heritage.

Housed in one of the first buildings in the area to be converted into flats, this property boasts delightful window views that capture the character of the Old Town. While the apartment does require some updating, it offers tremendous potential for buyers looking to create a stylish and comfortable home. The layout comprises an entrance hall, a spacious living room filled with natural light, a kitchen, a good sized double bedroom and a bathroom.

Externally, the apartment benefits from an allocated parking space — a rare and valuable feature in such a central location. This is an excellent opportunity for first time buyers, investors, or anyone seeking to enjoy the vibrancy and convenience of city centre living.

**BOOK YOUR VIEWING NOW!**

### ENTRANCE HALL

with storage cupboard and doors to kitchen, living room, bathroom and bedroom

### LIVING ROOM

*15'4 x 12'3 max (4.67m x 3.73m max)*

a spacious living room with fitted units and squared bay window

### KITCHEN

*12'3 x 5'9 max (3.73m x 1.75m max)*

with a range of eye and base level units with complementing work surfaces, sink basin with drainer unit, electric hob, space for under counter fridge and freezer, plumbing for washing machine

### BATHROOM

with low level w/c, pedestal sink basin and panelled bath, with floor to ceiling tiles

### BEDROOM

*11'7 x 8'3 max (3.53m x 2.51m max)*

a spacious double bedroom with fitted wardrobes

### PARKING

The property benefits from an allocated parking space with gated access

### 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.

### TENURE

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

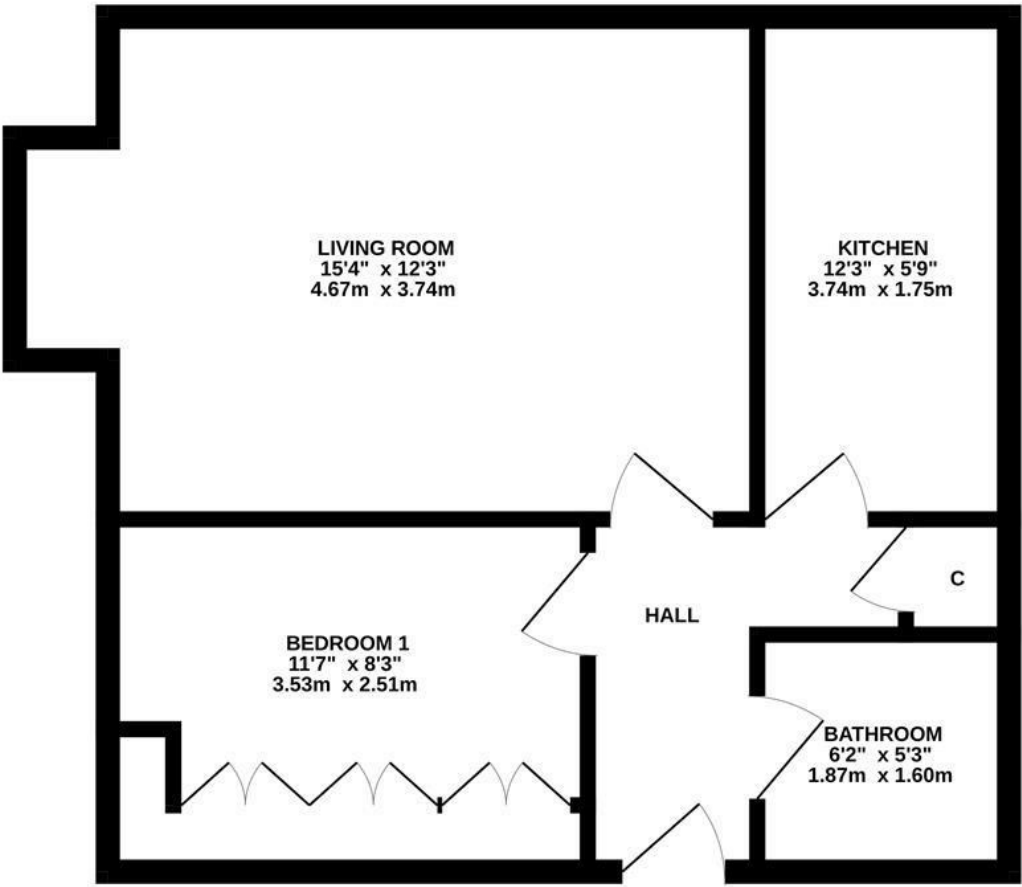
If you require more information on the tenure of this property please contact the office on 01482 444200.

### VIEWINGS

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



GROUND FLOOR  
469 sq.ft. (43.6 sq.m.) approx.



TOTAL FLOOR AREA : 469 sq.ft. (43.6 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>		<b>81</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>64</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	