



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **44, APT 1 Chanterlands Avenue, Hull, East Yorkshire HU5 3TT**

### **£525**

**SPACIOUS GROUND FLOOR APARTMENT - TWO DOUBLE BEDROOMS - PRIVATE PATIO - EXCELLENT LOCATION  
AVAILABLE NOW!!!!  
\*\*UNFURNISHED\*\***

This spacious ground floor apartment is situated on Chanterlands Avenue within walking distance of a host of local amenities including super-markets, restaurants and cafes. The property also benefits from excellent transport links to the City centre and close by villages of Cottingham and Willerby. The property briefly comprises, spacious living room, modern kitchen, bathroom, two double bedrooms, entrance hall and is the only apartment on the development to benefit from its own private patio area.

There is a one week holding deposit on the property of £120 which is refunded following successful referencing.  
Deposit is one months rent in advance and so the full cost following successful referencing for the property would be £1050.

Council Tax Band A  
EPC rating C

**CALL NOW!!!!**

## GROUND FLOOR

### ENTRANCE HALL

### KITCHEN

14'0 max x 9'3 max (4.27m max x 2.82m max )

with a range of eye level and base level units with complementing work surfaces, electric oven, induction hobs with overhead extractor fan, stainless steel sink and drainer unit, plumbing for washing machine and space for fridge-freezer.

### LIVING ROOM

12'2 max x 20'8 max (3.71m max x 6.30m max )

### BATHROOM

8'0 max x 12'5 max (2.44m max x 3.78m max )

with low level WC, panelled bath with overhead shower attachment, vanity hand basin unit and tiled to splashback areas.

### MASTER BEDROOM

12'2 max x 11'6 max (3.71m max x 3.51m max )

### BEDROOM 2

9'5 max x 14'1 max (2.87m max x 4.29m max )

### OUTSIDE

The property benefits from its own private gated patio area.



### CENTRAL HEATING

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

### DOUBLE GLAZING

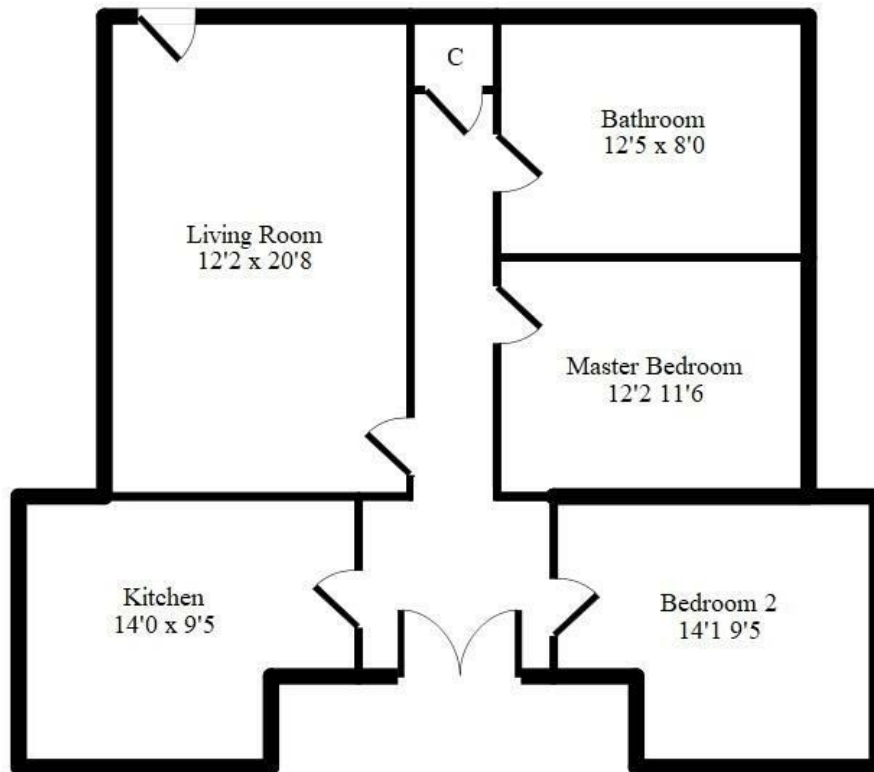
The property has the benefit of double glazing.

### VIEWINGS

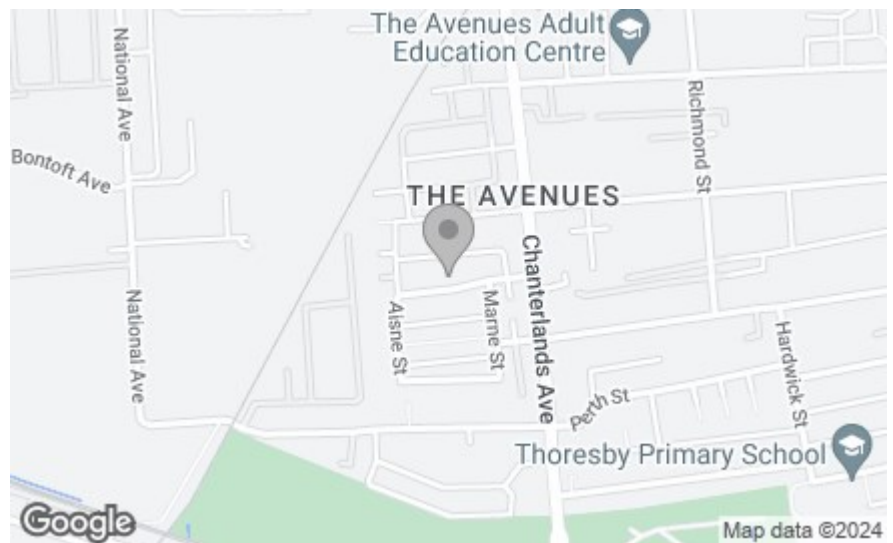
Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

### 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.



**Ground Floor**



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