



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **Apartment 20 The Academy, George Street, Hull, HU1 3BA** **£975**

OUTSTANDING DEVELOPMENT.  
AVAILABLE NOW.  
TWO BED APARTMENTS.  
STUNNING ROOF GARDEN.  
EXCLUSIVE CITY CENTRE LIVING.

Symonds and Greenham are delighted to bring to the rental 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.

Two bedroom apartment.

Available now.

## GROUND FLOOR

### HALLWAY

With a lovely exposed brick wall.

### LOUNGE/KITCHEN

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.



### BEDROOM 1

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



### BEDROOM 2

Another fantastic bedroom with an ensuite.



### ENSUITE

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



### BATHROOM

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



### 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.

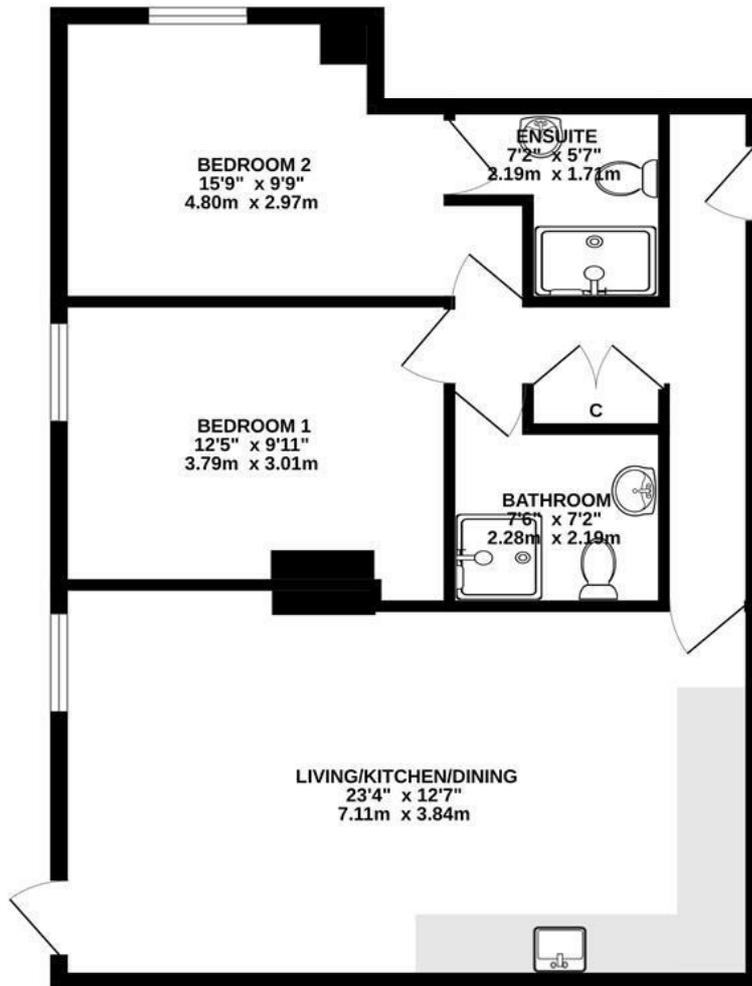
### VIEWINGS

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

### DISCLAIMER

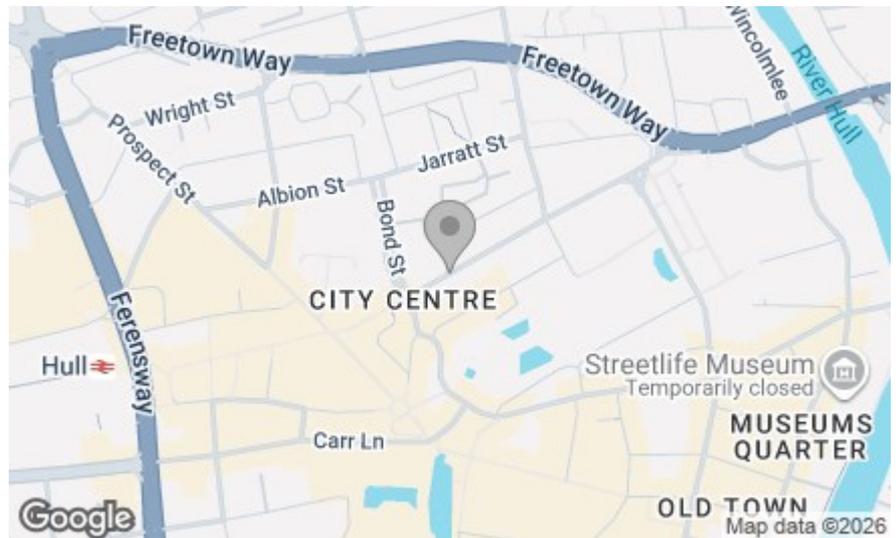
Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

GROUND FLOOR  
710 sq.ft. (66.0 sq.m.) approx.



TOTAL FLOOR AREA : 710 sq.ft. (66.0 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.  
Made with Metropix ©2023



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	
(02 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