



SYMONDS + GREENHAM

Estate and Letting Agents



Apt 18 The Academy, George Street, Hull, HU1 3BA **£900**

OUTSTANDING DEVELOPMENT.

AVAILABLE NOW.

ONE BED APARTMENT.

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.

One bedroom apartment, fully furnished option.

Available now.

TOP FLOOR

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.



BATHROOM

With a low level WC, a hand basin and a bath.



COMMUNAL SPACE

With lift access.

OUTSIDE

The property benefits from a private garden room and 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.



TOTAL FLOOR AREA: 603sq ft (56.0 sq m.) approx

Whilst every attempt has been made to ensure the accuracy of the information 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) A			
(81-91) B			
(69-80) C			
(55-68) 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 ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		

