



## Apartment 209, 75, The Glass House Queens Dock Avenue, Hull, HU1 3FA

Asking Price £225,000



Nestled in the heart of Hull city centre, on Queens Dock Avenue, this exquisite 2-bedroom luxury apartment in The Glass House is now available for sale. Spanning an impressive 861 square feet, this modern residence was built in 2021 and boasts a contemporary design that perfectly complements its vibrant surroundings.

As you enter the apartment, you are greeted by a spacious reception room that seamlessly flows into an open-plan living area, ideal for both relaxation and entertaining. The south-facing views of Queen's Gardens provide a picturesque backdrop, allowing natural light to flood the space throughout the day. The property features two well-appointed bedrooms and two stylish bathrooms, ensuring comfort and convenience for its residents.

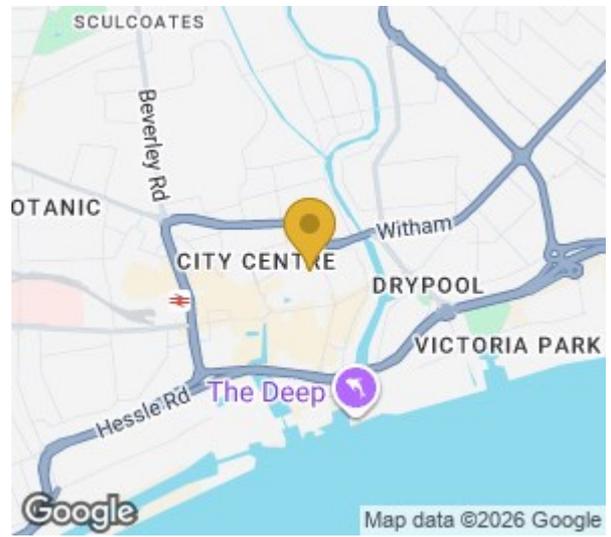
The Glass House is not just a home; it is a lifestyle choice. Residents enjoy access to a range of exceptional amenities, including an on-site gymnasium, a dining suite, a co-working space, and a games room, all designed to enhance the living experience. Additionally, the presence of an on-site concierge adds an extra layer of convenience and security.

Currently, the apartment is rented to a long-term tenant at £1,500 per calendar month, offering an attractive gross yield of over 7.65%. This makes it an excellent investment opportunity for those looking to enter the property market or expand their portfolio.

With a private and secure parking space included, this apartment truly embodies the essence of modern urban living. Whether you are seeking a stylish home or a lucrative investment, this property in The Glass House is not to be missed.

### VIEWING

To arrange a viewing on this property or require further information please contact one of our team on 01482 342445



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	73	73
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



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