



1 Maritime Court Manor House Street
Hull, East Yorkshire HU1 2DF
Offers over £265,000

WP WOOLLEY
& PARKS

* CALL TO BOOK A PRIVATE VIEWING *

* CITY CENTRE LIVING AT ITS BEST * ONE OF ONLY FOUR CONTEMPORARY TOWNHOUSES ON THIS SELECT NEW DEVELOPMENT * WELL PLANNED ACCOMODATION WITH SCANDANAVIAN INFLUENCES * STUNNING OPEN PLAN TOP FLOOR LIVING/KITCHEN WITH TWO BALCONIES * 3 GOOD SIZED BEDROOMS & HOME OFFICE * 2 BATHROOMS & UTILITY * SUPERB ROOF-TOP VIEWS * CLOSE TO THE MARINA, SHOPS, CAFE'S & RESTAURANTS * SECURE PARKING * REAR GARDENS * ONLY TWO HOMES NOW REMAINING & READY TO MOVE INTO *

Maritime Court is located on the edge of this popular residential area close to the marina, shops, restaurants, cafe's, bars and Humber Street and just a short walk from the city centre. Now nearing completion are ready for occupation.



GROUND FLOOR

ENTRANCE HALL 4'11" x 3'9" (1.51m x 1.16m)

RECEPTION ROOM/HOME OFFICE/BEDROOM 4

11'8" x 9'6" (3.58m x 2.92m)

REAR ENTRANCE HALLWAY

12'2" x 5'7" plus 5'5" x 6'11" (3.72m x 1.72m plus 1.66m x 2.11m)

UTILITY ROOM 5'4" x 5'4" (1.64m x 1.63m)

BEDROOM 11'7" x 9'5" (3.54m x 2.89m)

FIRST FLOOR

LANDING 5'8" x 5'4" (1.74m x 1.64m)

BEDROOM 17'6" x 9'7" (5.34m x 2.93m)

JACK & JILL BATHROOM

9'1" x 5'8" (2.77m x 1.73m)

BEDROOM 11'6" x 9'8" (3.53m x 2.96m)

EN-SUITE SHOWER ROOM

6'3" x 5'6" (1.91m x 1.70m)

SECOND FLOOR

LIVING/DINING/KITCHEN

25'3" x 17'5" plus balconies (7.7m x 5.32m plus balconies)

OUTSIDE

Secure parking space to the rear (additional space available at additional cost).

open plan shared garden space, patios & bin store facilities.

3D VIRTUAL TOUR

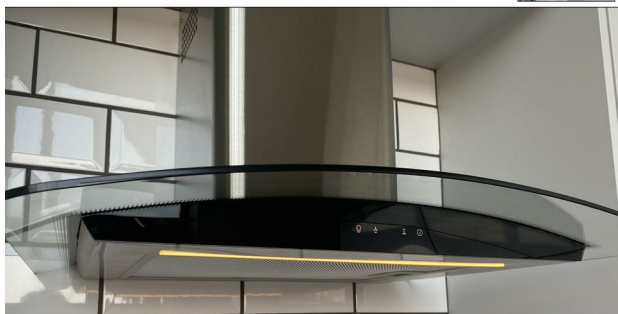
Have a look at the 3D Virtual viewing online, visit: <https://premium.giraffe360.com/woolleeparks/maritimecourt/>

PRIVATE VIEWINGS

Contact us to arrange a private viewing.

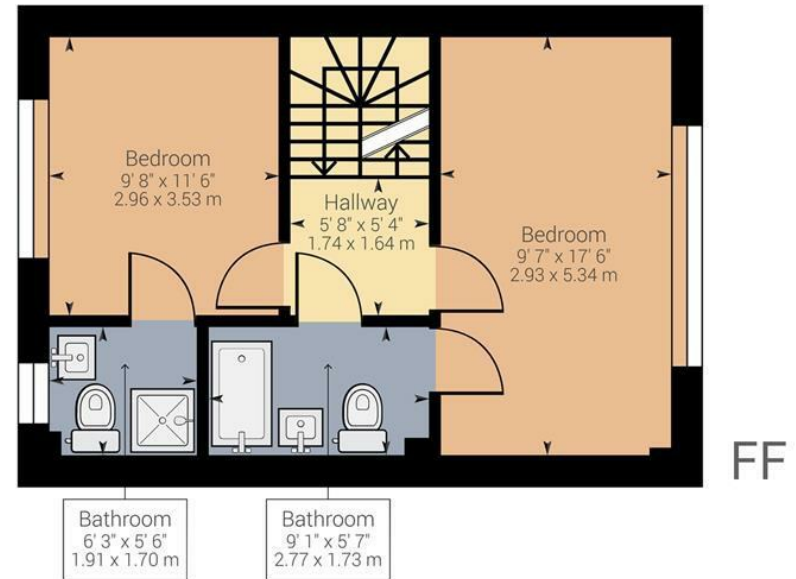
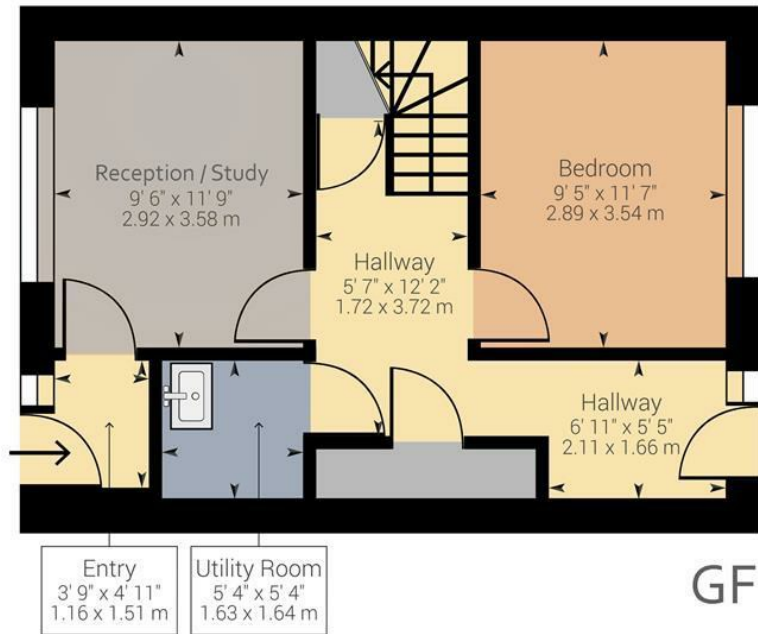
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Maritime Court



Approximate net internal area: 1320.97 ft² / 122.72 m²

While every attempt has been made to ensure accuracy, all measurements are approximate, not to scale. This floor plan is for illustrative purpose only and should be used as such by any prospective tenant or purchaser.

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Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
Band	Potential	Band	Potential
Very energy efficient - lower running costs		Very environmentally friendly - lower CO ₂ emissions	
A		A	
B		B	
C		C	
D		D	
E		E	
F		F	
G		G	
Not energy efficient - higher running costs		Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC	England & Wales	EU Directive 2002/91/EC