



Birch Tree Drive, Hedon, HU12

**Guide Price** £105,000

Council Tax Band A





## Ground Floor Apartment in Village Location..

In a fantastic location on the ground floor of this popular complex, overlooking the pond and grounds. This property should be top of your viewing list if you are seeking independent living in a secure environment.

The apartment itself benefits from; a fully fitted kitchen with a range of integrated appliances, lounge with double doors onto a private terraced, two bedrooms and an adapted wet room.

Hedon is a sought-after location situated to the east of the city well served with amenities and facilities. This property is nestled near the centre, close to shops, doctors surgery, schools, pubs and restaurants.

COUNCIL TAX BAND A.

This is a leasehold property, the leasehold details are:

Lease Length - 999 Years (From 01/01/2006).

Service Charge - £2784.04 per annum, £696.01 per quarter.

Ground Rent - £260 per annum, £65 per quarter (rises every 25 years).

- Ground Floor Apartment
- Fully Fitted Kitchen with Appliances
- Large Refitted Wet Room
- Secure Independent Living
- Own Private Patio/Terrace
- Overlooks Gardens & Pond

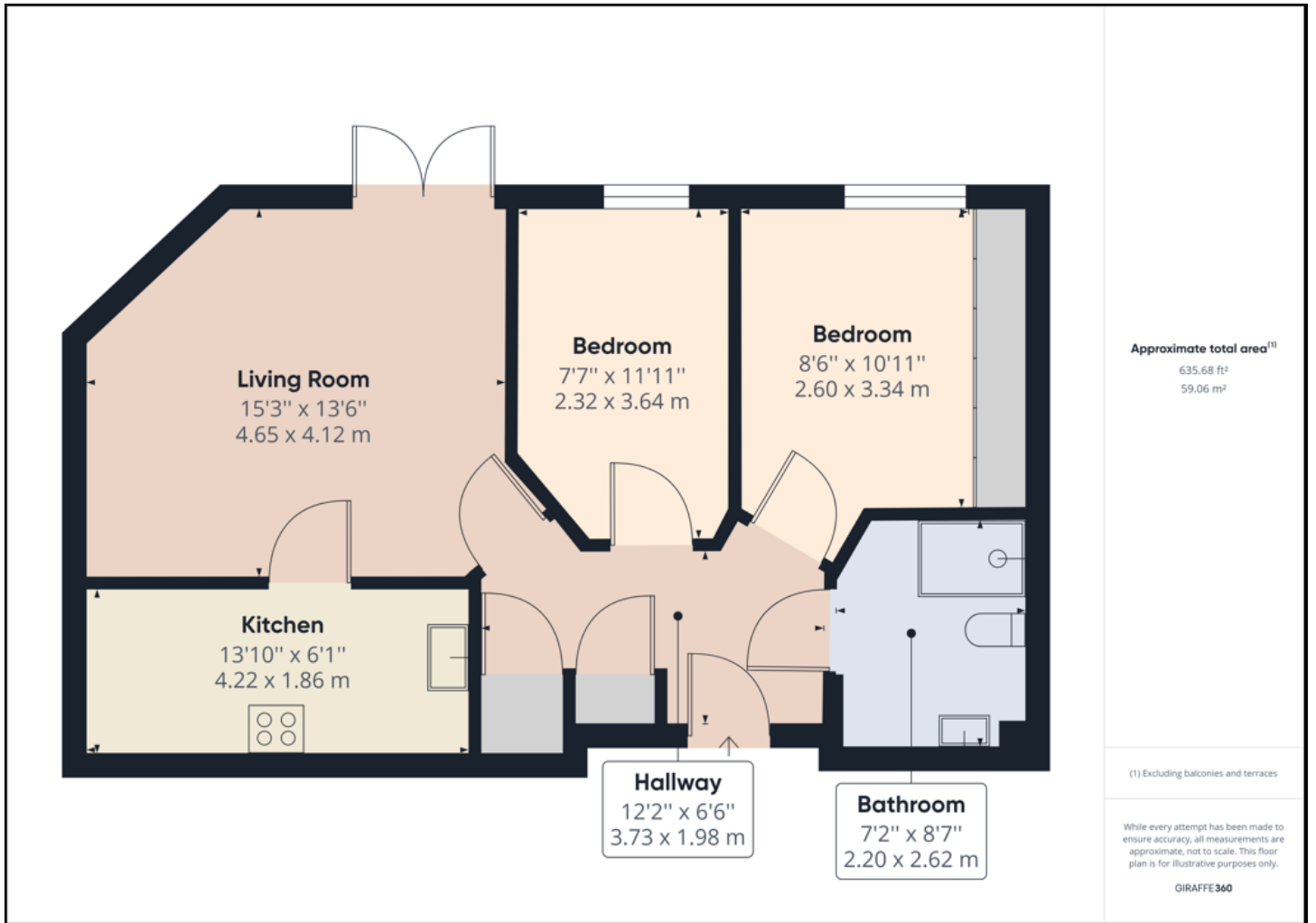
## Rooms

## Directions

## Agents Note







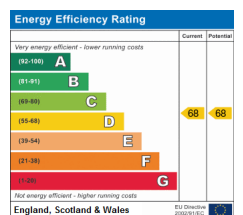
**Lime Property (Hull Ltd)**

Royal Mail Suburb KT13 8DE

Call: 01482 216060

Web: [www.lime-property.co.uk](http://www.lime-property.co.uk)

Email: [info@lime-property.co.uk](mailto:info@lime-property.co.uk)



Check your disclaimer in settings. Fic tempor apelenimpore laut odit eosam apicto officipic tem eaquund ele strupti sin non eligenduscid estur aut plitas ea porernatia volore sum fugia dio. Occum quam enimusamet a consequam re dest vollatur rehenturib ea dolum reperib usdanto blaniet aut as venim volorumet.