

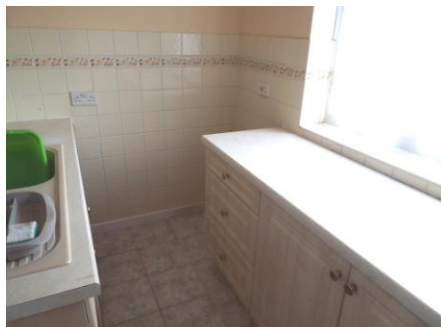
27 St Michaels Mount

Hull

HU6 7TF

Guide Price £39,950

This ground floor, studio solo is a great opportunity for a starter-home or for someone who is looking to downsize. The property is available to owner occupiers only. The property benefits from uPVC double glazing and underfloor heating and comprises a Communal Hallway, Entrance Lobby, Lounge/Bedroom, Kitchen and Wet Room. Outside there are delightful communal grounds with residents' car parking facilities. The property, which is offered with NO CHAIN INVOLVED, would now benefit from a programme of refurbishment however offers great potential. Situated in this very popular and convenient area.



Property Features

- Ground Floor Studio Apartment
- Available To Owner/Occupier Only
- 1 Bedroom
- Delightful Communal Gardens
- uPVC Double Glazing
- Residents' Car Parking Facilities
- Underfloor Heating
- No Chain Involved

Full Description

LOCATION

The property is situated just off Inglemire Avenue therefore is in an ideal position for local facilities including shops, public transport, schooling, Hull University and good travelling distance for Hull city centre itself.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

COMMUNAL ENTRANCE HALL

PRIVATE ENTRANCE LOBBY

LOUNGE/BEDROOM

15' 8" x 12' 1" (4.78m x 3.68m)

With uPVC double glazed windows which overlook the front and

rear, built-in cupboard, electric fire, TV point.

KITCHEN

7' 5" x 5' 10" (2.26m x 1.78m)

With a single sink and drainer with mixer tap, fitted base and wall-mounted units with worktop surface areas, built-in cupboard housing water tank, uPVC double glazed window which overlooks the rear, plumbing for automatic washing machine, walls are part-tiled, tiled flooring.

WET ROOM

6' 2" x 5' 0" (1.88m x 1.52m)

With shower, pedestal wash hand basin with mixer tap, low level WC, tiled areas, extractor.

OUTSIDE

The property stands in delightful communal grounds together with residents' car parking facilities. There is also a large secure storage cupboard outside the flat down the passage to the bin storage area (suitable for bike, golf clubs, garden furniture etc.).

TENURE

We believe the tenure of this property to be Leasehold (to be confirmed by the vendor's solicitors). The Ground Rent is peppercorn and the service charge is £600pa with buildings insurance included. There are 36 managed properties in the management company and the owner becomes 1/36th of the management company. The Lease was dated 1/1/88 and is for 125 years. Please note that it is a condition of the lease that these flats cannot be rented out. We are informed by the vendor that there are Car Ports and Garages behind locked gates, to the side of the property, that can be rented for £12 for Car Ports and £16 for Garages per calendar month. £5 non returnable for a key to the gate.



TO VIEW, PLEASE CALL OUR NEWLAND AVENUE OFFICE ON 01482 472900.

ALL MEASUREMENTS ARE APPROXIMATE AND FOR GUIDANCE ONLY

The mention of any appliances and/or services within these particulars does not imply they are in full and efficient working order.

Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if travelling some distance to view the property.

Neil Kaye Estate Agents for themselves and the vendors or lessors of this property whose agents they are, given notice that these particulars are produced in good faith, are set out as a general guide only and do not constitute any part of a contract.

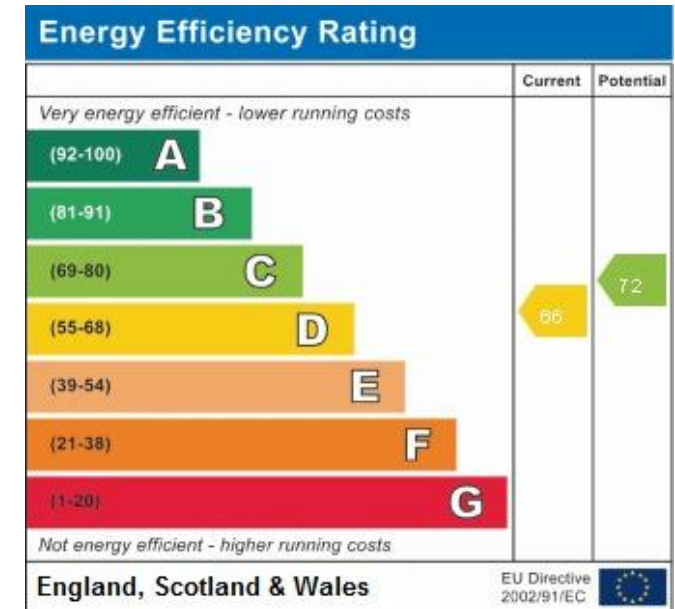
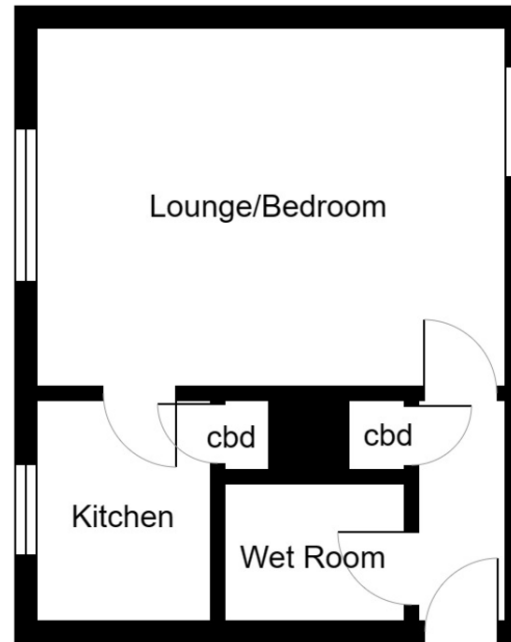
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Monday to Friday 9am to 5pm
Saturday 10am to 1pm.

79 Newland Avenue
Hull
East Yorkshire
HU5 2AL

www.neilkayes.co.uk
info@neilkayes.co.uk
01482 472900

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements



DRAFT FLOOR PLAN - AWAITING VENDOR'S APPROVAL

All measurements are approximate and for display purposes only