



8 Ernest Hill Court

Hull

HU5 4HW

£66,500

NO CHAIN INVOLVED! We are delighted to offer onto the market this very well cared for 2 Bedroom first floor apartment for the over 55's and being offered as a 70% part ownership scheme with a Housing Association on a Leasehold basis. The accommodation briefly comprises communal Entrance Hallway with security intercom and stairs leading to the Apartment, private Entrance Hall, Lounge with bay window, fitted Kitchen including integrated oven and hob, 2 Bedrooms (both with built-in wardrobes), fully tiled Shower Room/WC and outside, the property enjoys communal garden areas together with private residents' car parking. An internal inspection is recommended to fully appreciate this delightful home which is situated in a very popular and convenient area



Property Features

- Delightful Second Floor Apartment
- For The Over 55's
- 70% Shared Ownership Scheme
- Gas Central Heating and uPVC Double Glazing
- Very Well-Presented Throughout
- Communal Gardens And Residents Parking
- Convenient Location
- Must Be Viewed

Full Description

LOCATION

The property is situated off Chanterlands Avenue therefore very well positioned for local facilities including shops, public transport, bars, bistros, restaurants and convenient travelling distance for Hull city centre.

THE ACCOMMODATION COMPRISES

PRIVATE ENTRANCE HALL

With an entry door, built-in cupboard, access to the roof void area and single central heating radiator.

LOUNGE

15' 4" x 11' 4" (4.67m x 3.45m)

Measured into bay. With uPVC double glazed bay window which overlooks the front, TV point, cornice to the ceiling and single central heating radiator.

FITTED KITCHEN

9' 4" x 6' 5" (2.84m x 1.96m)

With a good range of fitted base and wall-mounted areas, worktop surface areas with tiled surrounds, wall-mounted boiler serving central heating and hot water, uPVC double glazed window which overlooks the front, integrated under oven and 4 ring gas hob, plumbing for automatic washing machine, cooker hood and single central heating radiator.

BEDROOM 1

12' 4" x 10' 11" (3.76m x 3.33m)

With uPVC double glazed window which overlooks the front, cornice to the ceiling, single central heating radiator and built-in wardrobes having sliding doors.

BEDROOM 2

10' 4" x 7' 0" (3.15m x 2.13m)

With uPVC double glazed window which overlooks the rear, cornice to the ceiling, single central heating radiator and built-in wardrobes having sliding doors to the front.

SHOWER ROOM

6' 4" x 6' 7" (1.93m x 2.01m)

With shower cubicle, fully tiled walls, vanity wash hand basin with mixer tap, low level WC, single central heating radiator and extractor.

OUTSIDE

There are delightful communal gardens together with private residents car parking facility.

TENURE

We believe the tenure of this property to be Leasehold (to be confirmed by the vendor's solicitors). The property is offered as a



Full Description

70% share of the open market value and a new 99 year lease will be granted by the Freeholders upon sale. There is a current service charge for year 2024/25 of £438.96 per quarter.

VIEWING

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.

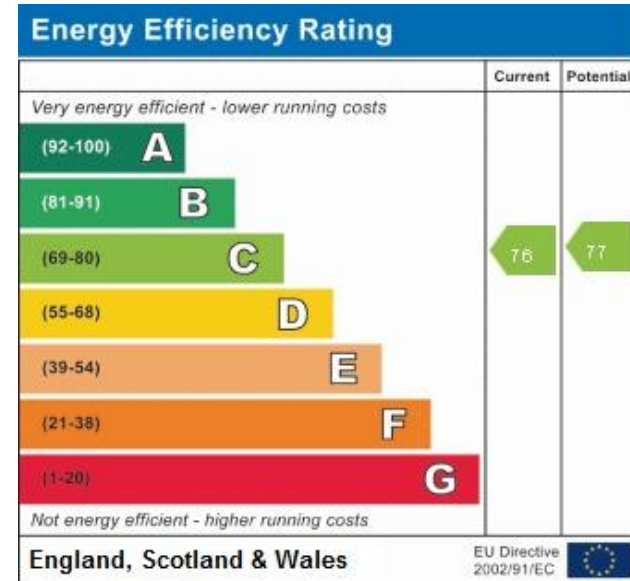
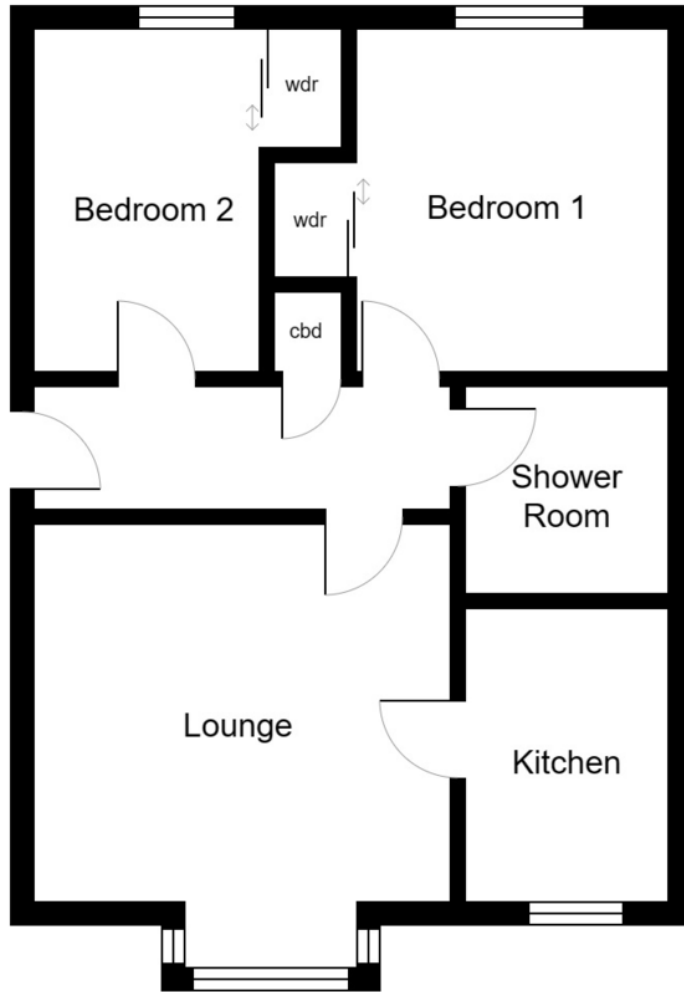
Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if travelling some distance to view the property.

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.

NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS AS TO THIS PROPERTY ARE TO BE RELIED UPON AS STATEMENTS OR REPRESENTATIONS OF FACT

Monday to Friday 9am to 5pm

Saturday 10am to 1pm.



DRAFT FLOOR PLAN - AWAITING VENDOR'S APPROVAL

All measurements are approximate and for display purposes only

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