



4 Kings Court

King Street, Cottingham

HU16 5RW

£94,950

****NO CHAIN INVOLVED**** We are pleased to offer onto the market this modern 1 Bedroom first floor apartment offering delightful and "ready-to-move-into" accommodation which must be viewed to be appreciated. Briefly the accommodation includes Entrance Lobby with stairs leading to Landing, Lounge, modern fitted Kitchen including integrated oven and hob, Double Bedroom and Bathroom/WC . Benefits include gas central heating, sealed unit double glazing and outside there is private residents' car parking.



Property Features

- First Floor Apartment
- Well-Presented
- 1 Double Bedroom
- Residents' Car Park
- Modern Fitted Kitchen
- No Chain Involved
- Gas Central Heating
- "Ready-To-Move-Into" Accommodation

Full Description

LOCATION

The property is situated off King Street, close to Northgate. This very popular village of Cottingham provides an excellent range of facilities including a wide range of shops, eateries, recreational facilities, schools and mainline railway station. Also good travelling distance for Hull city centre, Beverley, the Humber Bridge and motorway network.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

PRIVATE ENTRANCE LOBBY

Via a panelled glazed door. With stairs leading to:-

FIRST FLOOR

LANDING

Having sealed unit double glazed window to the side, access to the roof void area, built-in cupboard.

SPACIOUS LOUNGE

14' 3" x 11' 10" (4.34m x 3.61m)

With two sealed unit double glazed windows, cornice to the ceiling, TV point, double central heating radiator.

MODERN FITTED KITCHEN

10' 7" x 6' 8" (3.23m x 2.03m)

With a range of fitted units with worktop surface areas and tiled surrounds, resin sink and drainer with mixer tap, sealed unit double glazed window, fitted cupboard housing boiler serving central heating and hot water, quality laid flooring, single central heating radiator, built-in under-oven, four ring electric hob, extractor/cooker hood.

DOUBLE BEDROOM

10' 5" x 10' 4" (3.18m x 3.15m)

With two sealed unit double glazed windows, cornice to the ceiling, TV point, double central heating radiator.



Full Description

BATHROOM

7' 0" x 5' 9" (2.13m x 1.75m)

With a panelled bath having separate shower over, pedestal wash hand basin, low level WC, walls are three quarter tiled, single central heating radiator, shaver point and light, extractor.

OUTSIDE

There are communal garden areas and private residents' car park.

TENURE

We believe the tenure of this property to be Leasehold/Share of Freehold (to be confirmed by the vendor's solicitors). We are informed that the combined owners of the flats own the Freehold. There is a maintenance charge of £425 per annum which covers external repairs, painting, maintenance of garden, window cleaning and buildings' insurance. We are currently awaiting confirmation from the vendor as regards any Ground Rent and the lease term.

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.

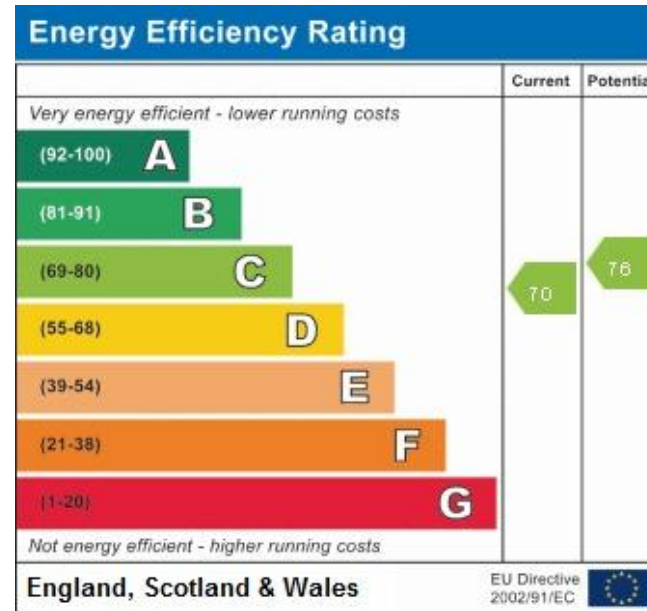
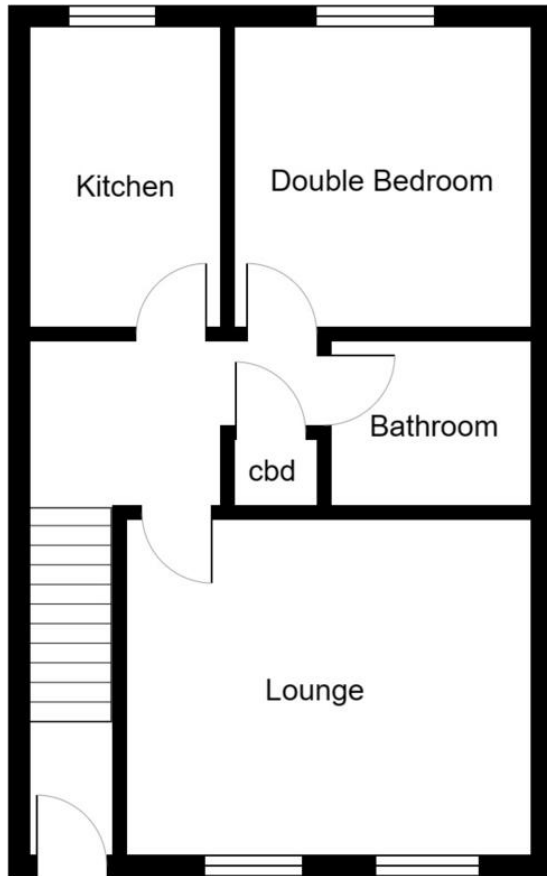
Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if travelling some distance to view the property.

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

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