

Lancelot Court, Hull, HU9 1QD



£110,000

Belvoir is delighted to welcome to the market this well maintained 3 bedroom Flat in the popular Victoria Dock area. close to local amenities.

The property located on the second floor compromises of entrance hall leading to three bedrooms , bathroom and at the end of the hallway it opens out to a spacious open plan lounge and dining area , leading to kitchen with modern fitted units
From the juliet balcony situated off the lounge there are stunning views of the river Humber.

The property offers modern open plan living .

Call Belvoir on 01482 322300 to view now!

Sales Disclaimer

We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. Any services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as a guide to prospective buyers only and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Fixtures and fittings other than those mentioned are to be agreed with the seller by separate negotiation.

Lounge / Dining Area

5.36m x 3.86m

Open plan living with Stunning views.

Kitchen

2.24m x 1.83m

Master Bedroom

2.92m x 2.57m

Bedroom 2

2.24m x 2.51m

Comprises of fitted wardrobes and views of the Humber

Bedroom 3

Fitted wardrobes both sides of this bedroom and set up for a dressing room

Bathroom

Clean modern bathroom



Energy Efficiency Rating		Environmental Impact (CO ₂) Rating	
	Current	Potential	
Most energy efficient - lower running costs			Very environmentally friendly - lower CO ₂ emissions
(92-100) A			(92-100) A
(81-91) B			(81-91) B
(69-80) C			(69-80) C
(55-68) D			(55-68) D
(39-54) E			(39-54) E
(21-38) F			(21-38) F
(1-20) G			(1-20) G
Not energy efficient - higher running costs			Not environmentally friendly - higher CO ₂ emissions
	71	78	73
			81

England & Wales EU Directive 2002/91/EC