



12 Waters Edge

631 Beverley Road Hull
HU6 7JJ

Offers over £89,950

We are delighted to offer this well-presented 2 Bedroom ground floor flat benefiting from electric radiator heating, uPVC double glazing and is offered with NO CHAIN INVOLVED. The accommodation briefly comprises Communal Entrance Hall, Private Entrance Hallway with intercom system, spacious Lounge/Dining Area leading to decking area and onto delightful communal grounds, fitted Kitchen with oven and hob, 2 Bedrooms and Bathroom/WC. There is also residents' communal car parking facilities. Situated in this very popular complex located on Beverley High Road - viewing is highly recommended.



Property Features

- Ground Floor Apartment
- Residents' Communal Parking and Delightful Grounds
- 2 Bedrooms
- Well-Presented
- Electric Radiator Heating
- No Chain Involved
- uPVC Double Glazing
- Ideal Investment

Full Description

LOCATION

The property is situated on Beverley High Road and close to all local amenities including shops, public transport, schools, Hull University and convenient for Hull city centre.

HOW TO GET THERE

If travelling from the direction of Hull city centre down Beverley Road, continue onto Beverley High Road after the Cottingham Road/Clough Road traffic lights, Waters Edge is just after the Inglemire Lane traffic lights on the left-hand side.

THE ACCOMMODATION COMPRISES

GROUND FLOOR

COMMUNAL ENTRANCE HALLWAY

With intercom security system.

PRIVATE ENTRANCE LOBBY

With entry door, laminate flooring and leading to:-

INNER HALLWAY

With built-in cupboard.

LOUNGE/DINING AREA

21' 10" x 12' 11" (6.65m x 3.94m)

Narrowing to 8'6. With uPVC double glazed patio doors leading to private decked area, cornice to the ceiling, two electric radiators, laminate flooring.

FITTED KITCHEN

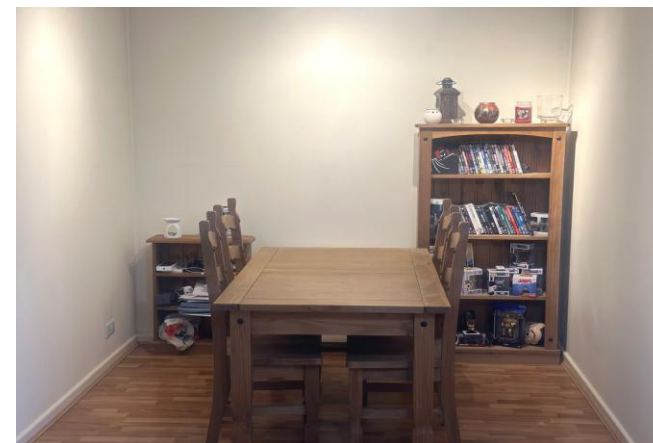
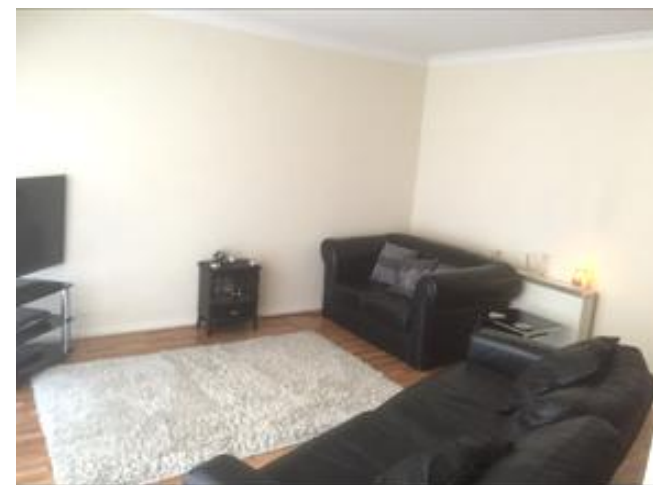
8' 6" x 8' 3" (2.59m x 2.51m)

With stainless steel single sink and drainer with mixer tap, fitted base and wall-mounted units with worktop surface areas and tiled surrounds, built-in under-oven, four ring electric hob, plumbing for automatic washing machine, uPVC double glazed window which overlooks the rear, wall-mounted electric heater, extractor/cooker hood.

BEDROOM 1

14' 8" x 9' 4" (4.47m x 2.84m)

With uPVC double glazed window which overlooks the front, fitted wardrobe and overhead cupboard, TV point, electric radiator.



Full Description

BEDROOM 2

10' 9" x 8' 1" (3.28m x 2.46m)

Measurement excludes doorwell. With uPVC double glazed window which overlooks the front, electric radiator.

BATHROOM

6' 11" x 5' 4" (2.11m x 1.63m)

Suite including panelled bath with separate shower over, pedestal wash hand basin and low level WC. Walls are fully-tiled, wall-mounted electric heater.

OUTSIDE

The apartment stands on this delightful complex and set within matured well-kept grounds. Also private residents' car parking facilities.

TENURE

We believe the tenure of this property to be Leasehold (to be confirmed by the vendor's solicitors). We understand the lease was granted in 1984 for a period of 125 years, the ground rent is £25 per annum and the service charge is £490 per 6 months (all to be confirmed by the vendor's solicitors).

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.

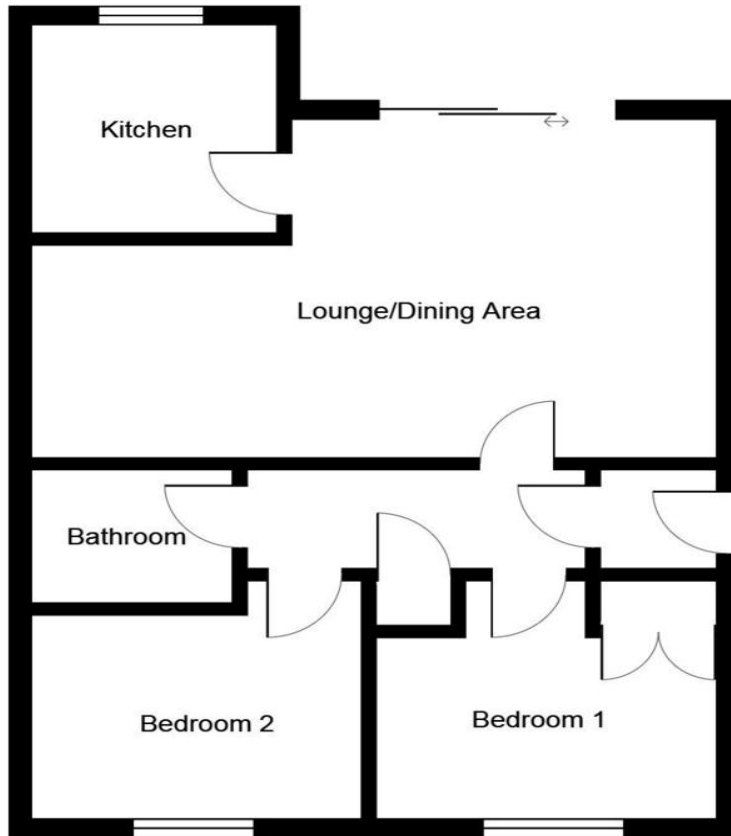
NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS AS TO THIS PROPERTY ARE TO BE RELIED UPON AS STATEMENTS OR REPRESENTATIONS OF FACT

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

Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	71 C	72 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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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