



**SYMONDS + GREENHAM**

*Estate and Letting Agents*



## **2 St. Albans Mount, Hull, Yorkshire HU6 7TH**

### **£60,000**

**OUTSTANDING ONE BEDROOM, GROUND FLOOR APARTMENT - PERFECT FOR AN INVESTOR, FIRST TIME BUYER OR THOSE LOOKING TO DOWNSIZE  
- UPDATED TO AN EXCEPTIONAL STANDARD - NO CHAIN**

Symonds and Greenham are delighted to bring to the market this lovely, one bed ground floor apartment. Situated on St. Albans Mount just off Inglemire Avenue, this property is ideally located for local amenities, cafes, bars and restaurants, along with having excellent transport links to the City Centre and Cottingham. This property has been updated to a high standard and can be bought with No Chain. Internally the property boasts a large double master bedroom which is the first door off the long hall way, a newly fitted bathroom and kitchen and a large lounge which offers space for a dining area. The property is perfectly suited for a buy to let investor, someone looking to get on to the property ladder or those looking to downsize, being ground floor makes this property a viable and cost effective alternative to a bungalow.

**DO NOT DELAY, BOOK YOUR VIEWING TODAY!!!**

## GROUND FLOOR

### HALLWAY

A fantastic, long hallway with two storage cupboards.

### LIVING ROOM

*15'10 x 10'02 max (4.83m x 3.10m max)*

A fantastic open space, recently refurbished and offering room for a lounge area as well as a dining area.



### BATHROOM

With a low level WC, a hand basin, a heated towel rail, a panelled bath with a overhead shower attachment and tiles to splash back areas.

### OUTSIDE

The property benefits from a shared garden to the rear and it's own private garage, providing off street parking.

### KITCHEN

*8'02 x 6'08 max (2.49m x 2.03m max)*

With a range of base level units and complimenting work surfaces, a stainless steel sink and drainer unit, an induction hob, an integrated oven, integrated dishwasher, integrated washer/dryer and a integrated fridge.



### DOUBLE GLAZING

The property has the benefit of double glazing.

### DISCLAIMER

Symonds + Greenham do their utmost to ensure all the details advertised are correct however any viewer or potential buyer are advised to conduct their own survey prior to making an offer.

### VIEWINGS

Please contact Symonds + Greenham on 01482 444200 to arrange a viewing on this property.

### HEATING

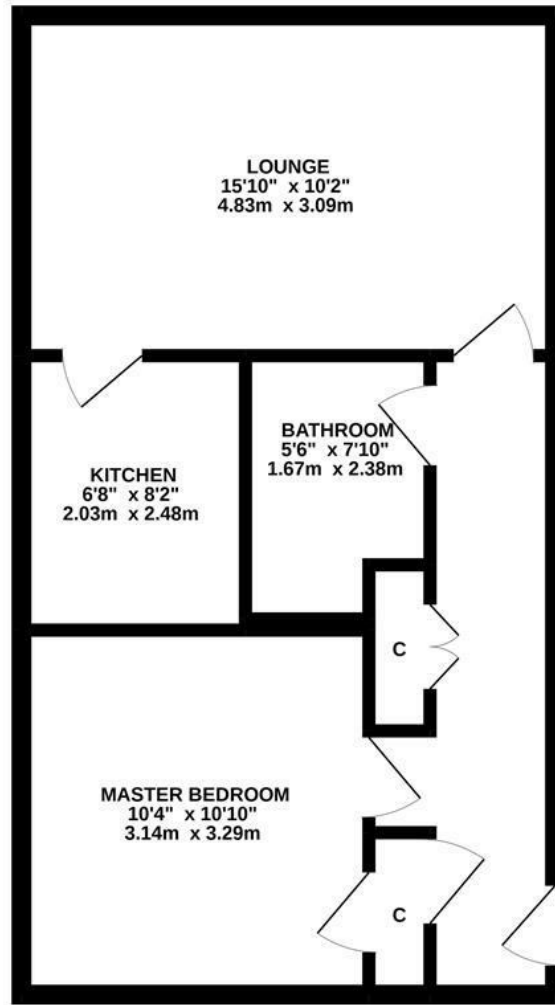
The property benefits from underfloor heating to all rooms.

### MASTER BEDROOM

*10'4 x 10'10 max (3.15m x 3.30m max)*

A brilliant double bedroom, redecorated to a high standard and with ample space and a storage cupboard.

GROUND FLOOR  
460 sq.ft. (42.8 sq.m.) approx.



TOTAL FLOOR AREA : 460 sq.ft. (42.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	60	66

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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