



**Marine Wharf, HULL HU1 2TY**

**welcome to**

**Marine Wharf, HULL**

Positioned just moments from Hull Marina, the apartment is perfectly placed for enjoying waterside walks, cafes, restaurants, and the vibrant city centre, all within easy reach.



### **Entrance Hall**

With a door to the front leading into the property, two storage cupboards and access to the open lounge/ kitchen area, bedrooms and bathroom.

### **Open Lounge/ Kitchen**

19' 5" x 12' 8" ( 5.92m x 3.86m )

Housing a fitted kitchen with a range of wall and base units, work surfaces, a stainless steel sink and drainer unit, an integrated oven, an integrated hob, a cooker hood, space for a fridge freezer, plumbing for a washing machine, a boiler unit, two radiators, and double glazed windows to the front and side. There is space for a lounge area and dining area.

### **Bedroom 1**

9' 8" x 6' ( 2.95m x 1.83m )

With fitted wardrobes, a radiator and a double glazed window to the rear.

### **Bedroom 2**

9' 8" x 9' 4" ( 2.95m x 2.84m )

With fitted wardrobes, a radiator and a double glazed window to the rear.

### **Bathroom**

With a W/C, a wash hand basin, a walk in shower, a bath with a mixer tap and shower attachment, an extractor fan and a chrome ladder radiator.



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welcome to

## Marine Wharf, HULL

- Two-bedroom ground floor apartment
- Open-plan kitchen and dining/living space
- Modern fitted kitchen with integrated appliances
- Private parking
- Prime marina location (2-minute walk)

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: Ask Agent

Ground Rent: 25.00

This is a Leasehold property with details as follows; Term of Lease 99 years from 17 Jan 1968. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

offers over

**£110,000**



### directions to this property:

See below map for property location, for more information on the local area please contact your residential sales team on: 01482 447748



Please note the marker reflects the postcode not the actual property

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Property Ref:  
NEA120602 - 0004

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William H Brown is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Cumbria House, 16-20 Hockliffe Street, Leighton Buzzard, Bedfordshire, LU7 1GN. VAT Registration Number is 500 2481 05.



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