



Lambwath Hall Court, Bransholme, Hull, HU7 4WN

Welcome to

Lambwath Hall Court, Bransholme, Hull

William H Brown are delighted to market this well presented two-bedroom apartment in Lambwath Hall Court, Hull. Offering two bedrooms, an ensuite, a further bathroom, an open plan kitchen/living area and off-street parking, this modern home is ideal for a range of buyers.



Lounge/Kitchen/Diner

18' 3" max x 16' 2" max (5.56m max x 4.93m max)

Bedroom 1

11' 7" max x 8' 8" max (3.53m max x 2.64m max)

Ensuite

8' 5" max x 3' 6" max (2.57m max x 1.07m max)

Bedroom 2

11' 7" max x 9' 5" max (3.53m max x 2.87m max)

Bathroom

6' 4" max x 5' 9" max (1.93m max x 1.75m max)

Agent's Note:

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.

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- GUIDE PRICE £70,000 - £80,000
- 2 BEDROOM FLAT
- COUNCIL TAX BAND: A
- PARKING SPACE ALLOCATED
- MODERN THROUGHOUT

Tenure: Leasehold EPC Rating: C

Council Tax Band: A Service Charge: 2113.84

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 2006. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£70,000 - £80,000

Directions to this property:

Please see below map, or for further information, please contact the residential sales team on 01482 327913.



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/HDR123010



Property Ref:
HDR123010 - 0004

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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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