



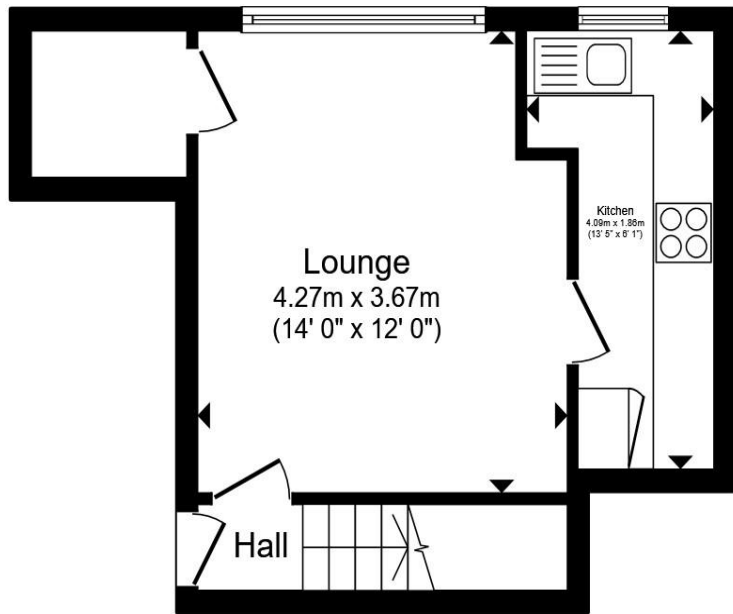
Rokel Court Inglemire Avenue, Hull HU6 7TJ

welcome to

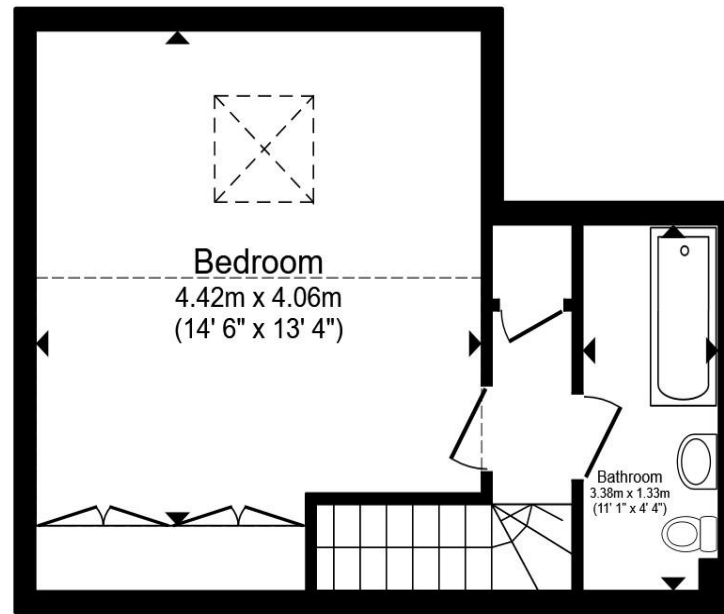
Rokel Court Inglemire Avenue, Hull

One-bedroom first floor flat with parking, conveniently located close to local amenities. Requiring a little refurbishment, this property offers fantastic potential and is perfect for anyone looking to create their own space and add their personal touch.





Ground Floor



First Floor

Total floor area 57.9 m² (623 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io



Lounge

Kitchen

Bedroom 1

Bathroom

Agents Note

Please note that pets are allowed within the leasehold but will need to be approved by the director of the management company first. There is less than 80 years left of the lease, please make suitable enquiries regarding this.

Agents 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.

welcome to

Rokel Court Inglemire Avenue, Hull

- One bedroom first floor flat
- Allocated parking space
- Close to local shops and amenities
- Spacious living accommodation
- Double bedroom

Tenure: Leasehold EPC Rating: D

Council Tax Band: A Service Charge: 937.80

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 98 years from 08 Feb 1982. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

directions to this property:

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

£55,000



Please note the marker reflects the postcode not the actual property

view this property online williamhbrown.co.uk/Property/NEA120896



Property Ref:
NEA120896 - 0002

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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