



The Sawmill Dock Street, Hull HU1 3AL

welcome to

The Sawmill Dock Street, Hull

Situated in this ever popular location, this 2 bedroom second floor apartment is based right in the heart of Hull City Centre.

Annual ground rent is £190

Annual service charge is £1558



Communal Hall

Intercom system and stairs to the second floor.

Private Entrance Hall

Boiler, cupboard, radiator and wood grain effect flooring.

Lounge/Kitchen

23' x 11' (7.01m x 3.35m)

Double glazed sliding doors to the balcony, wood grain effect flooring and a radiator.

Kitchen Area

Fitted kitchen with a range of wall and base units, work surfaces, electric hob, electric oven with hood over, stainless steel sink, tile splashback and plumbing for an automatic dishwasher.

Bedroom 1

14' x 9' into wardrobes (4.27m x 2.74m into wardrobes)

Double glazed window, built in wardrobes with bedside cabinets and a radiator.

Bedroom 2

15' max x 9' (4.57m max x 2.74m)

Double glazed doors to the balcony, built in wardrobes and a radiator.

Rear Garden

Communal garden to the rear.

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.



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welcome to

The Sawmill Dock Street, Hull

- 2 Bedroom Second Floor Apartment
- Located In Hull City Centre
- Lots Of Potential
- Local Amenities
- Spacious Living Area

Tenure: Leasehold EPC Rating: B

Council Tax Band: B Service Charge: 1558.00

Ground Rent: 190.00

This is a Leasehold property with details as follows; Term of Lease 999 years from 01 Mar 2009. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£90,000

directions to this property:

See below map for property location, for further information please contact the Residential Sales Team on 01482 447748.



Please note the marker reflects the postcode not the actual property

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Property Ref:
NEA119523 - 0007

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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