



City Exchange, Lowgate,  
Hull, East Yorkshire, HU1 1AA

**Offers in excess of £80,000**

FORMING PART OF THE AWARD WINNING CITY EXCHANGE APARTMENT BUILDING, (FORMERLY THE HEAD POST OFFICE) THIS SPACIOUS ONE BED APARTMENT, SITUATED ON THE SECOND FLOOR OFFERS AROUND 562 SQ FEET (52.2 SQ M) OF UNIQUE LIVING ACCOMMODATION AND HAS ONE ALLOCATED CAR PARKING SPACE WITHIN THE REAR COURTYARD.





**Location:** City Exchange occupies a prominent location at the junction of Lowgate and Alfred Gelder Street in the heart of the city's Historic old town. This second floor apartment is well placed therefore, within walking distance of the central shopping area and the varied entertainment facilities within the old town, Humber Street and the Marina. There are first class road connections as the A63 dual carriageway lies approximately a quarter of a mile to the West and a mainline train station at Hull Paragon Interchange lies a similar distance to the North West within the City Centre.

**Accommodation:** This second floor apartment is arranged on a single level as shown by the dimensioned floor plan which forms part of these particulars of sale and can be briefly described as follows;

**Communal Entrance Reception:** The main pedestrian access is taken from Lowgate via a secure, coded entrance and a video intercom. The shared ground floor entrance has many original features including beamed ceilings and an elegant staircase. Disabled access is available and the main hallway has access to a passenger lift. A separate communal area has seating and a pool table.

**Private Hallway:** 7' x 5'7" (2.13m x 1.7m) Being arranged centrally to give access to all rooms. Intercom video phone.

**Living Room/Kitchen:** Arranged in open plan style giving overall dimensions of 25'2" Max x 17'7".

The kitchen area extends to approximately 9' x 9' having a series of fitted units which incorporate an integrated electric hob with oven below together with a single drainer sink unit. There is plumbing for an automatic washing machine.

**Bedroom:** 17'7" Max x 10'7" (5.36m Max x 3.23m)

**Bathroom:** 6'10" x 6' (2.08m x 1.83m) Being fully tiled containing a suite comprising a panelled bath with shower attachment, wash hand basin and a low level WC.

**External:** Pedestrian access is taken from Lowgate via a secure coded entrance.

**Car Parking:** To the rear via security gates, there is a secure courtyard with allocated parking space number 6 for this apartment.

**Tenure:** The property is leasehold, having a lease for 150 years which commenced in 2001. This apartment is currently let on an assured shorthold tenancy which commenced on 10th July 2018.

**Service Charge/Ground Rent:** The current service charge is £156 pcm and a controlled ground rent is £25 per year.



**Council Tax:** Council Tax is payable to the Kingston Upon Hull City Council. From verbal enquiries we are advised that the property is shown in the Council Tax Property Bandings List in Valuation Band C.\*

**Disclaimer:** \*The agent has not had sight of confirmation documents and therefore the buyer is advised to obtain verification from their solicitor or surveyor.

**Viewings:** Strictly by appointment with the sole agents.

**Mortgages:** We will be pleased to offer independent advice regarding a mortgage for this property, details of which are available from our Hull - Newland Avenue office on 01482 343399. Independent advice will be given by Licensed Credit Brokers. Written quotations on request. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

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GROUND FLOOR



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+) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>72</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, Scotland &amp; Wales</b>	EU Directive 2002/91/EC	

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