



## 2 bed apartment to buy in HU1

55 Queens Dock Avenue, Hull, East Riding of Yorkshire, HU1 3DR

**£80,000** Starting Bid

 x 2  x 2  x 1

Tenure

**Leasehold**

Permit Parking parking

## Property features

- ✓ Immediate 'exchange of contracts' available
- ✓ Being sold via 'Secure Sale'
- ✓ Master Bedroom with En-Suite
- ✓ Open Plan Living and Kitchen Area
- ✓ EPC Rating C

## Key Information

- ✓ Council Tax: **Band D**
- ✓ EPC Rating: **C**
- ✓ Heating supply: **Electric**
- ✓ Electric supply: **National Grid**
- ✓ Water supply: **Direct mains water**
- ✓ Mobile signal: **Good**

## Arrange a viewing

Jason Nicholson  
Branch Manager  
North Auction

0191 425 1510  
north@pattinson.co.uk

- ✓ Flexible viewing slots
- ✓ Accompanied viewings

## Description

Being sold via Secure Sale online bidding. Terms & Conditions apply.

\*\*\* A FANTASTIC OPPORTUNITY TO PURCHASE THIS TWO BEDROOM DUAL ASPECT APARTMENT OVER LOOKING QUEENS GARDENS- TWO DOUBLE BEDROOMS (MASTER WITH EN-SUITE)- AN OPEN PLAN LIVING AND KITCHEN AREA- OUR ADVICE IS SIMPLE VIEW IMMEDIATELY!!\*\*\*

Introducing a rare gem in the heart of Hulls vibrant city centre – a stunning Two Bedroom Dual Aspect Apartment with breathtaking views over Queens Gardens. This exceptional property, located on the 6th floor of the BBC Building, offers a luxurious urban lifestyle with an array of local amenities, restaurants, and nightlife right at your doorstep.

The apartment is positioned on the 6th floor of the sought after Queens Court (BBC Building) briefly comprising; an entrance hall, a spacious open plan living and kitchen area, this apartment is designed for modern comfort and entertaining, with views over the picturesque gardens. The master bedroom features an en-suite and a balcony over looking Dock Street, the second bedroom is also a double offering a great additional space along with a 3-piece family bathroom that provides convenience and style.

Don't miss this exceptional opportunity to embrace city living at its finest. Whether you're seeking a new home or an investment property, this apartment offers a unique blend of luxury, convenience, and urban excitement. Enquire now to secure your place in this prosperous and vibrant area.

Service Charge- £264.60 Per Month

Ground Rent- £200 Per Annum

The lease term at Queens Court is 999 years from 1 January 2002

Agent note No ESW1 - works are getting done end of 2026

EPC- To Follow

Council Tax Band- D

Mains Electricity, Water, Drainage and Sewerage.

Council Tax Band: D

Tenure: Leasehold

Annual Ground Rent Amount: £200.00

Annual Service Charge Amount: £3,176.00

Price: Starting Bid £80,000

Property Type: Apartment

Parking: Permit Parking

Year built: 2002

Roofing type: Flat

Risk of floods and or erosion: No

Flooded in last 5 years: No

Flood defences: No

Coalfield or mining area: No

Listed property: No

Conservation area: No

Public rights of way: No

Adaptions for accessibility: Yes

Adaptations: Lift access

Required access: No

Heating: Electric

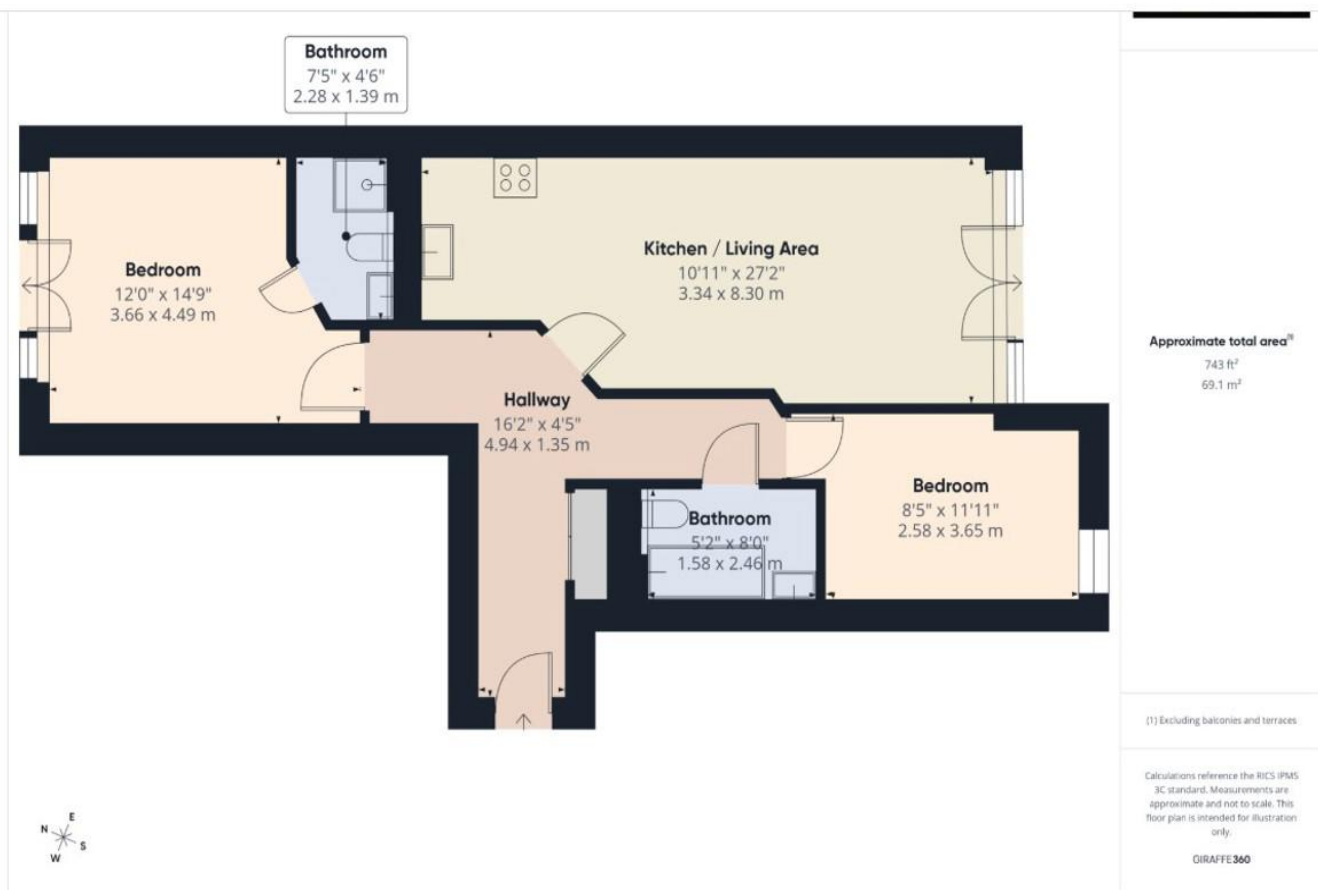
Electric: National Grid

Water: Direct mains water

Sewerage: Standard UK domestic

Air conditioning: No

Mobile signal coverage: Good



| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92-100) <b>A</b>                           |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 75                      | 78        |
| (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 |                         |           |
| England, Scotland & Wales                   |                         |           |
|                                             | EU Directive 2002/91/EC |           |

55 Queens Dock Avenue, Hull, East Riding of Yorkshire, HU1 3DR

Contact your local branch today for more information on this property:

**Mercantile House Silverlink, Wallsend, Tyne and Wear, NE28 9NY, Tel: 0191 425 1510, north@pattinson.co.uk, www.pattinson.co.uk**

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

