



Flat 5 1 Charlton Mews, Hull, HU9 3AS

**LEONARDS**  
— SINCE 1884 —



- Two Bedroom First Floor Apartment
- Apartment Entrance with Cylinder Cupboard off
- Two Bedrooms and Bathroom
- Bond £750

- Located off Maybury Road
- Lounge with Juliet Balcony
- Electric Heating and Double Glazing

- Communal Entrance with Stairs to Upper Floor
- Kitchen with Oven/Hob and Fridge/Freezer
- Single Allocated Car Parking Space

Two bedroom first floor apartment, located just off Maybury Road the accommodation comprises:- Ground floor communal entrance with stairs to the upper floor. Apartment entrance with rooms off and cylinder cupboard, lounge with kitchen area, two bedrooms and bathroom. Electric heating and double glazing. Allocated car parking space. No Deposit. This property comes unfurnished.

**£595 Per Calendar Month**



**Location**  
The property is located just off Maybury Road, off Holderness Road, East Hull offering local amenities and good road and transport links to the City Centre.

**Communal Entrance**  
Communal ground floor entrance with stairs access to the upper floor apartments.

**Apartment Entrance**  
Main entrance door provides access into the property. Cylinder cupboard with tank, wooden effect flooring, radiator and access into the rooms off.

**Lounge/Diner**  
9'8" x 16'7" (2.967m x 5.055m)  
French doors to the Juliet balcony, wall mounted electric fire, wooden effect flooring and open plan access into:

**Kitchen**  
6'4" x 4'9" (1.955m x 1.470m)  
Fitted with a range of base and wall cupboards, work surfaces with single drainer sink unit. Electric oven and hob, fridge/freezer and space for washing machine.

**Bedroom One**  
8'5" x 12'7" + door recess (2.570m x 3.860m + door recess)  
Window, radiator, wooden effect flooring and access to roof void.

**Bedroom Two**  
8'5" x 7'7" (2.584m x 2.323m)  
Window, radiator and wooden effect flooring.

**Bathroom**  
5'0" x 7'7" (1.546m x 2.334m)  
Suite of bath with mains shower over with screen, wash hand basin and WC. Heated towel rail, part tiled walls, window and extractor fan.

**Outside**  
Single allocated car parking space.

**Energy Performance Certificate**  
The current energy rating on the property is c (71).

**Mortgage Advice**  
UK Moneyman Limited is now Leonards preferred partner to offer independent mortgage advice for the purchase of this or any other residential property. As a reputable Licensed credit broker, UK Moneyman will carry out a comprehensive search of a wide range of mortgage offers tailored to suit your particular circumstances, with the aim of saving you both time and money. Customers will receive a free mortgage appointment with a qualified Advisor. Written quotations on request. Call us today on 01482 375212 or visit our website to arrange your free, no obligation mortgage appointment. We may receive a fee if you use UK Moneyman Limited's services. Your home is at risk if you do not keep up repayments on a mortgage or other loan secured on it.

**References & Security Bond**  
Interested parties should contact the agents office for a referencing pack, which will detail the procedure for making an application to be considered as a tenant for the property. On receipt of the application form a holding deposit equivalent to one weeks rent (£173.30) will be required. This amount will be deducted from the first month's rent due on the tenancy start date. The landlord has requested no deposit. The monthly rent is £595pcm.

**Referral Fees**  
As part of our service, we often recommend buyers and sellers to our local conveyancing providers, namely Jane Brooks Law, Graham & Rosen and Brewer Wallace whereby we will obtain from them on your behalf a quotation. It is at your discretion whether you choose to engage the services of the provider that we recommend. Should you do so, you should know that we would expect to receive from them a referral fee of £104.17 + VAT (£125.00 including VAT) from Jane Brooks Law or £104.17 + VAT (£125 including VAT) from Graham & Rosen or £100.00 +VAT (£120.00 including VAT) from Brewer Wallace for each successful completion transaction for recommending you to them. We will also have a mortgage referral arrangement with Hull Moneyman for which we will receive a fee based on the procurement fee they receive. We also receive a referral fee for survey instructions passed to Graham Gibbs Associates of £20 + VAT (£24 including VAT).

**Services**  
The mains services of water and electric are connected. None of the services or appliances including boilers, fires and any room heaters have not been tested. There is no gas connected to this property.

For mobile/broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

**Tenant Outgoings**  
From internet enquiries with the Valuation Office website the property has been placed in Band A for Council Tax purposes. Local Authority Reference Number 00230216016450. Prospective tenants should check this information before making any commitment to take up a tenancy of the property.

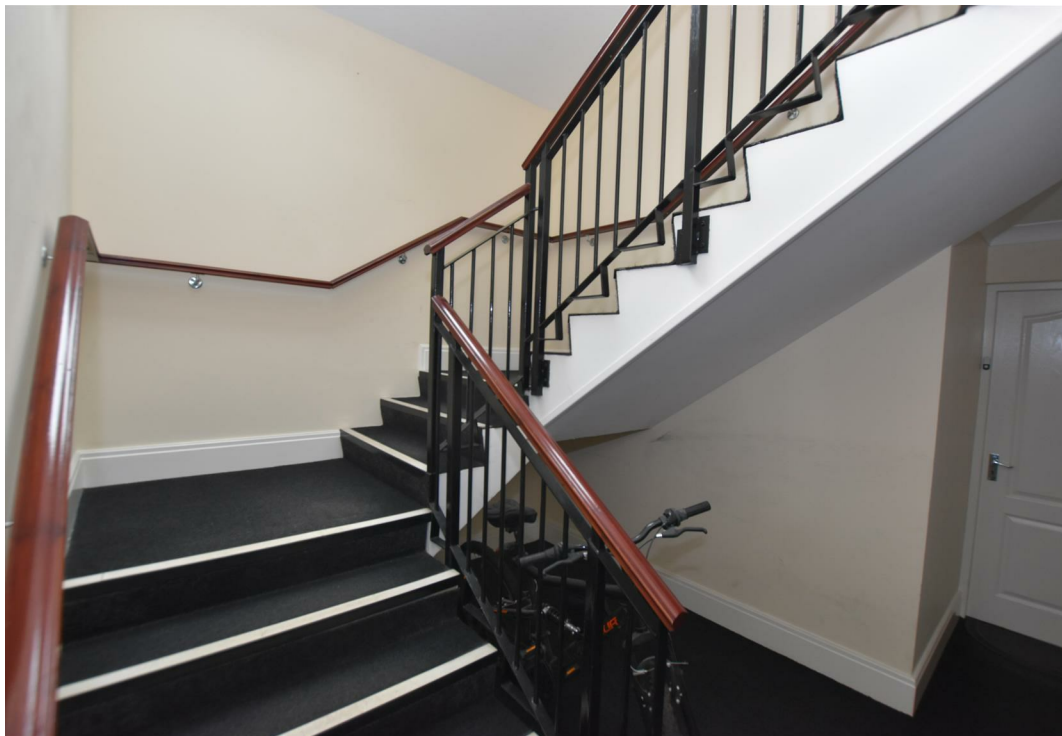
**Viewings**  
Strictly through the sole agents Leonards 01482 375212/01482 330777

**Tenure**  
The tenure of this property is Leasehold.

**Free Lettings Market Appraisal/Valuation**  
Thinking of letting your house, or not achieving the interest you expected on your property currently on the market? Then contact Leonards who have great success in the letting of properties throughout Hull and the East Riding of Yorkshire.

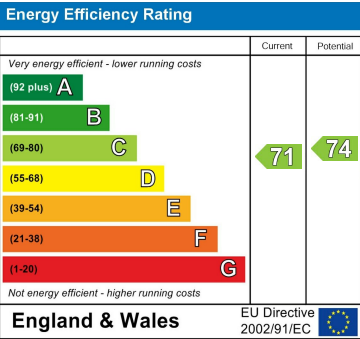






Money Laundering Regulations 2003 & Immigration Act 2014: Intending purchasers will be asked to produce identification documentation at a later stage. 2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and accordingly if there is any point which is of particular importance, please contact our office and we will endeavour to check the position for you. 3. Measurements: These approximate room sizes or any stated areas are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture etc. 4. Services: Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase. 5. Photographs & Floor Plans: Floor plans where supplied, are not to scale and are provided for general reference only, photographs may have been taken using a wide angle lens which also has the potential to make a room look larger and therefore please refer to the room measurements detailed within this brochure. 6. Leonards for themselves and their vendors of this property, whose agents they are given notice that these particulars are issued in good faith but do not constitute representations of fact or form part of any offer or contract. Matters referred to should be independently verified by any prospective purchaser. Neither Leonards, nor any of its employees or agents has any authority to make or give any representation or warranty in relation to this property.

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