





The Property Specialists

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**Apartment 2, 65 Woodheys Park, Hull HU7 3AU**  
**£63,500**

- Attractively presented throughout
- One double bedroom
- Ground floor position
- No onward chain
- Convenient for Kingswood retail park
- Allocated parking
- Communal gardens
- EPC: D

Attractively presented and offered with no onward chain, a superb ground floor apartment at a very competitive price. Well proportioned, and situated on the corner of this purpose built apartment block, the property overlooks communal gardens and is in a convenient position to access Kingswood retail park. Benefitting from allocated parking and a head of cul-de-sac position, viewing is highly recommended.

**LOCATION**

The property is located at the head of the cul-de-sac forming Woodheys Park, which is accessed off Runnymede Lane in the centre of this very popular residential location forming Kingswood.

The apartment is situated at the back of this purpose-built block and facing onto communal gardens. The property is ideally situated just off a path/cycle route which leads to Kingswood retail park and the large Asda supermarket.

**THE ACCOMMODATION COMPRISES**

**GROUND FLOOR**

The property is approached from the rear to a communal front door on the opposite side to the car park. With intercom access from the apartment, access is gained into a shared hallway with stairs leading to the first floor apartments. A further fire door leads through to an inner lobby which serves four ground floor apartments.

**ENTRANCE HALL**

Composite front door with inset spyhole, wall mounted electric heater, large walk-in pantry/larder cupboard which has been shelved out and an airing cupboard housing the hot water system.

**LIVING ROOM**

9'8" x 17'1" (2.95m x 5.21m)  
An open plan living room with space for both kitchen and living room furniture, dual aspect with windows to both rear and side, the kitchen offers a good range of wall and base storage units with ash style fronts and laminate work surfaces with matching upstand and ceramic tile splashback behind the hob, four ring electric hob, integrated oven, extractor, space for fridge freezer, slimline dishwasher and washing machine, stainless steel sink and drainer, breakfast bar and wall mounted electric heater.

**BEDROOM**

9'8" x 10' (2.95m x 3.05m)  
A double bedroom with window to the rear elevation.

**BATHROOM**

7'2" x 4'10" (2.18m x 1.47m)  
Three piece sanitary suite comprising panelled bath with separate thermostatic shower valve over, pedestal hand wash basin and low level w.c., tile splashbacks and electric heated towel rail.

**OUTSIDE**

The property has communal parking to the front with an allocated parking space which is numbered. The apartment block is surrounded by communal gardens which are largely lawned and well tended. A paved pathway leads to the rear of the apartment block where the entrance door is found.

**SERVICES**

Mains water, drainage and electric are available or connected to the property.

**CENTRAL HEATING**

The property benefits from an electric central heating system.

**DOUBLE GLAZING**

The property benefits from uPVC double glazing.

**TENURE**

We believe the tenure of the property to be Leasehold on a 155 year lease from 01 January 2007. We are advised that ground rent of £160.00 per annum (payable each December) and maintenance charges of around £67.00 per month are payable (all to be confirmed by the vendor's solicitor).

**COUNCIL TAX**

The Council Tax Band for this property is Band A.

**VIEWING**

Contact the agent’s Cottingham office on 01482 844444 for prior appointment to view.

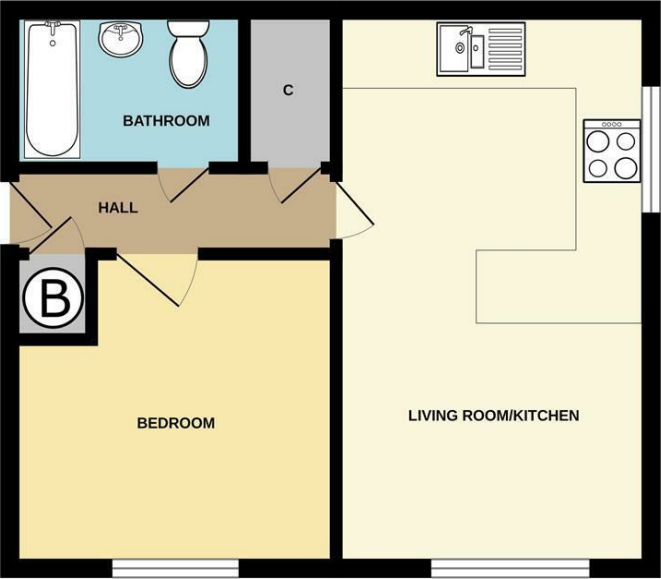
**FINANCIAL SERVICES**

Quick & Clarke are delighted to be able to offer the locally based professional services of PR Mortgages Ltd to provide you with impartial specialist and in depth mortgage advice.  
With access to the whole of market and also exclusive mortgage deals not normally available on the high street we are confident that they will be able to help find the very best deal for you.  
Take the difficulty out of finding the right mortgage; for further details contact our Cottingham office on 01482 844444 or email cottingham@qandc.net

**EPC RATING**

For full details of the EPC rating of this property please contact our office.

GROUND FLOOR



VIEWINGS Strictly by appointment through the Sole Agent's Cottingham Office on 01482 844444 . The mention of any appliances &/or services within these sales particulars does not imply they are in full and efficient working order. ALL MEASUREMENTS ARE APPROXIMATE & FOR GUIDANCE ONLY We endeavour to make our sale details accurate & reliable, but if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information. Do so, particularly if contemplating travelling some distance to view the property. NONE OF THE STATEMENTS CONTAINED IN THESE PARTICULARS ARE TO BE RELIED UPON AS STATEMENT OR REPRESENTATION OF FACT. These sales particulars are based on an inspection made at the time of instruction and are intended to give a general description of the property at the time.

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 condition or efficiency can be given. Made with Metropix (0202)