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7 The Lawns, Hull, HU7 4SL
Offers in excess of £70,000

A well-proportioned two-bedroom apartment situated in the popular residential area of Sutton-on-Hull, offering spacious accommodation, a generous living room and convenient access to local amenities. An ideal purchase for first-time buyers, downsizers or investors alike.

Situated in Sutton-on-Hull, the property benefits from a convenient residential location with a range of local amenities close by. Nearby facilities include shops, supermarkets, convenience stores, pharmacies and healthcare services, making this a practical location for day-to-day living.

The area is also well served by local bus routes, providing connections into Hull city centre and surrounding areas. A selection of nearby primary and secondary schools makes the location convenient for families, while nearby green spaces, including Barbara Robson Playing Fields, offer opportunities for outdoor recreation.

For those looking for further shopping and leisure facilities, Kingswood Retail Park is also within easy reach, offering a variety of well-known retailers, restaurants and other amenities.

Early viewing is highly recommended to appreciate the accommodation and convenient location this property has to offer.







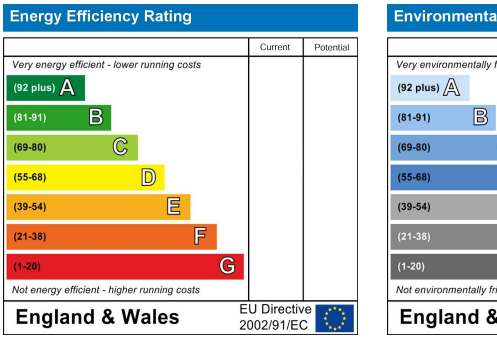
Disclaimer

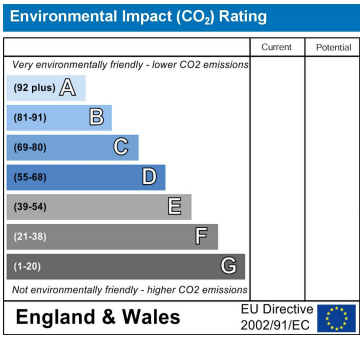
1. MONEY LAUNDERING REGULATIONS: Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. General: While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. Measurements: These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
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. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER GOODMOVE NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.

Leasehold Information

90 years remaining on the lease
Ground rent: £10 per annum
Maintenance charge: £180 per annum

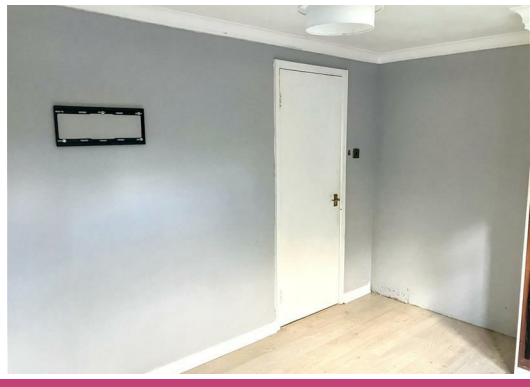
This information is provided by the vendor and should be verified during the conveyancing process.











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