

FOR SALE

**APARTMENT 81
QUEENS COURT
50 DOCK STREET
HULL
HU1 3DL**

- Popular and established apartment in central location with public gardens adjacent.
- Short walk to Bus & Train terminal.
- Well apportioned and presented property.
- Ideal for private investment.
- Tenant paying a rent of £495 per calendar month (£5,940 p.a.) which reflects 5.07% net initial yield after costs of 1.80%.



RESIDENTIAL INVESTMENT

**Price
£115,000**

Enquiries

Paul White
DDI: 01482 312366
paul.white@garnessjones.co.uk

Zoe Clarvis
DDI: 01482 312367
zoe.clarvis@garnessjones.co.uk

**GARNESS
JONES**

Chartered Surveyors
www.garnessjones.co.uk
01482 564564



Location

Kingston upon Hull is the primary City of the Yorkshire and Humber region with a population of approximately 256,000. The City is benefitting from a significant rise in fortunes with highlights including the selection by the globally renowned Siemens factory which has recently been developed for manufacturing of wind turbines to serve the North Sea and also the award of the UK City of Culture for 2017.

This building overlooks Queens Gardens which is an extremely attractive setting. This is combined with the fact that it's central location gives access to all retail and service amenities within the City Centre and the rail and bus interchange is within a few minutes walk.

Description

This investment opportunity comprises of a two bedroom apartment on the second floor, within a well presented purpose built development. Internally, the apartment provides a living room with kitchen area, two double bedrooms with one en-suite and bathroom facilities off the main hallway along with a storage cupboard. The building is served by passenger lift to all floors as well as an intercom and door security system.

Service Charge

A service charge is applicable, details available upon request.

Tenure

The long leasehold interest of 999 years is available.

EPC Rating

B 26-50

Tenancy Information

The tenant commenced occupation on 29/08/2016 paying a rent of £495 per calendar month (£5,940 per annum) which reflects a net initial yield of 5.07% after costs at 1.80%.

Price

We have been appointed to seek offers in the region of £115,000 based on the income from the Assured Shorthold Tenancy Agreement.

GARNESS JONES
CHARTERED SURVEYORS
79 Beverley Road, Hull, HU3 1XR

