



HUDSON
MOODY

**Flat 5 Trinity House, East Mount Road, York YO24
1BD**

An immaculate, second floor apartment, situated in a highly sought after location, moments away from the city centre.

- **Modern Second Floor Apartment forming part of a Unique Development**
- **Ideal Investment Opportunity**
- **Well Maintained Communal Entrance**
- **Open Plan Living Dining Kitchen**
- **Spacious Kitchen with Integral Appliances**
- **Generous Double Bedroom with En-Suite WC**
- **Mezzanine Storage Area**
- **Modern Shower Room**
- **Highly Sought After Location Close to Amenities**
- **No Onward Chain**

Guide Price £210,000

Tenure: Leasehold

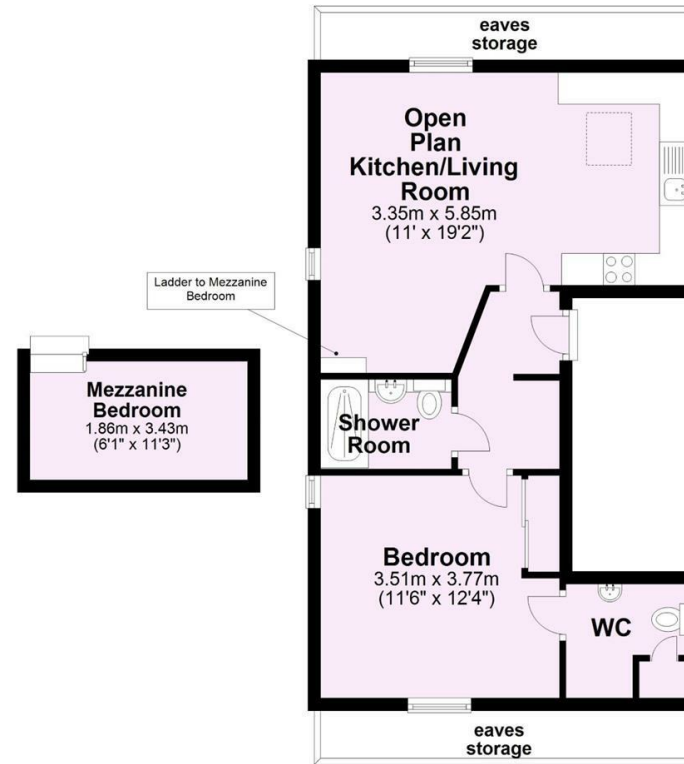
Council Tax Band: A

Years Remaining on Lease: 985

Service Charge; £90 PCM (reviewed annually)

Ground Rent: £10 PA

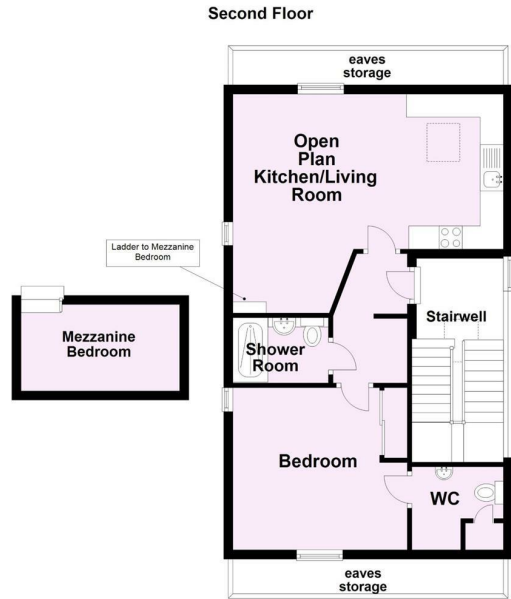
Second Floor
Approx. 54.2 sq. metres (583.5 sq. feet)



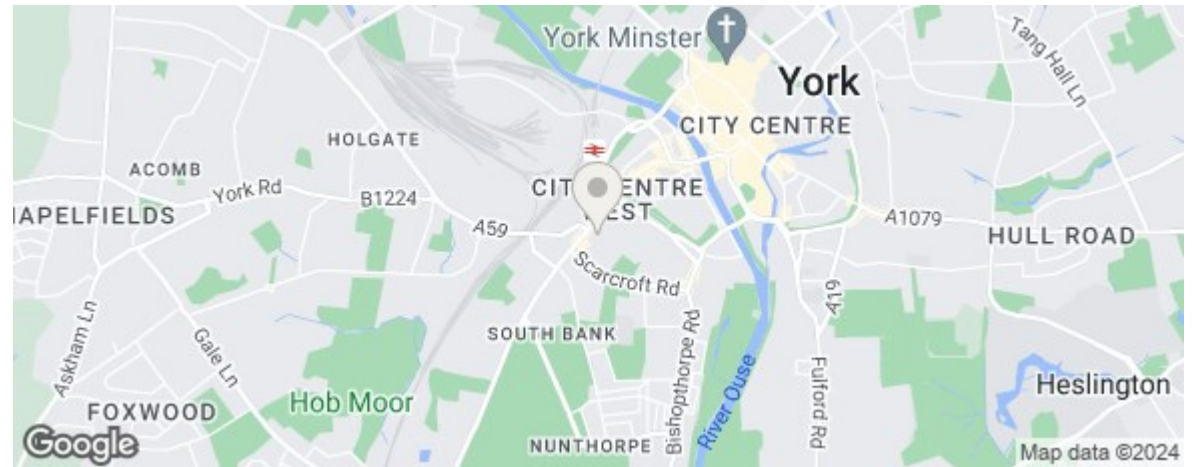
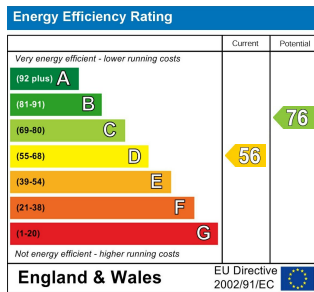
For Illustrative Purposes Only - not to scale
Plan produced using PlanUp.







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IMPORTANT NOTICE

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2. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise.
3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
4. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars.
5. No person in the employment of Hudson Moody has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

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