

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

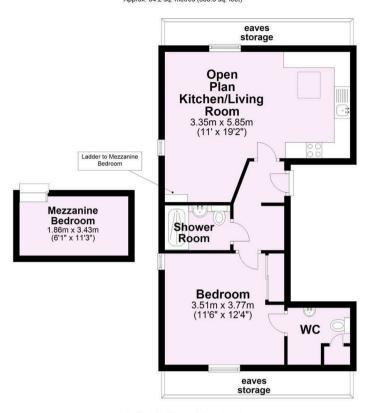
Guide Price £210,000 Tenure: Leasehold Council Tax Band: A

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.











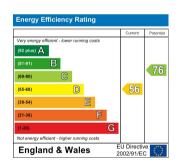




Second Floor



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IMPORTANT NOTICE

- 1. These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. Please do so particularly if contemplating travelling some distance to view the property.
- 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.
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58 Micklegate York YO1 6LF

01904 650650

property@hudson-moody.com