



**HUDSON  
MOODY**

**7 Beverley House Main Street, Fulford, York YO10  
4QG**

A Beautifully Presented, TWO BEDROOM Apartment with OPEN PLAN LIVING AREA and Private Parking. Ideally Situated for Easy Access to York City Centre, York University and the A19

- **Attractive First Floor Apartment**
- **Open Plan Living Area**
- **Large Kitchen with Space for Appliances**
- **Contemporary Bathroom**
- **Master Bedroom with Balcony**
- **Second Good Sized Bedroom**
- **Highly Sought After Location**
- **Off Street Private Parking**
- **Visitors Parking Available**
- **Pleasant Communal Gardens**

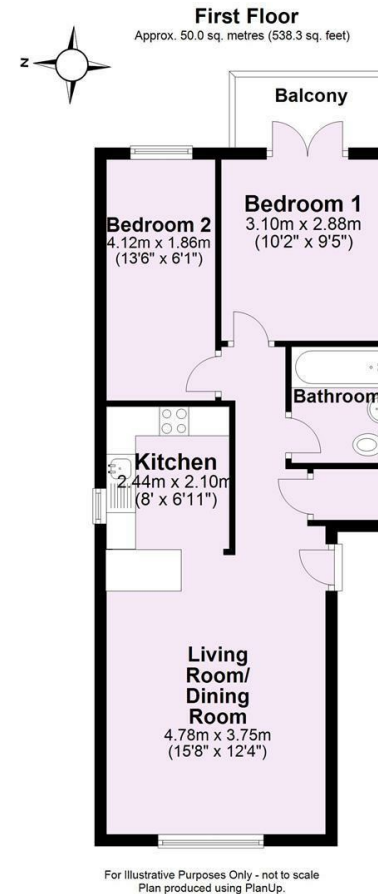
**Guide Price £200,000**

**Tenure: Leasehold**

**Council Tax Band: C**

Lease Length: 999 ( Years Remaining: 970)  
Ground Rent: £325 PA (Reviewed every 10 years)

Service Charge: £145 PCM (Reviewed Annually)







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>83</b>	<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

#### 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.
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.

**HUDSON  
MOODY**

**58 Micklegate  
York  
YO1 6LF**

**01904 650650**

**property@hudson-moody.com**