



HUDSON  
MOODY

17 Biba House St. Saviours Place, York YO1 7PJ

An Immaculate, three bedroom, three bathroom, luxurious apartment boasting panoramic open views and two secure parking spaces. Situated in a highly desirable location in the heart of the City Centre.

- **Beautifully Presented Apartment arranged over 1254 Sq ft**
- **High Specification Throughout Including Under Floor Heating and Built in Sound System**
- **Contemporary Open Plan Living Dining Kitchen**
- **Master Bedroom with En-suite Shower and Bath**
- **Two Further Double Bedrooms, One with Ensuite Shower Room**
- **House Shower Room**
- **Well Maintained Communal Areas and Concierge**
- **Two Secure Parking Spaces**
- **An Envidable City Centre Location**
- **No Onward Chain**

**Guide Price £650,000**

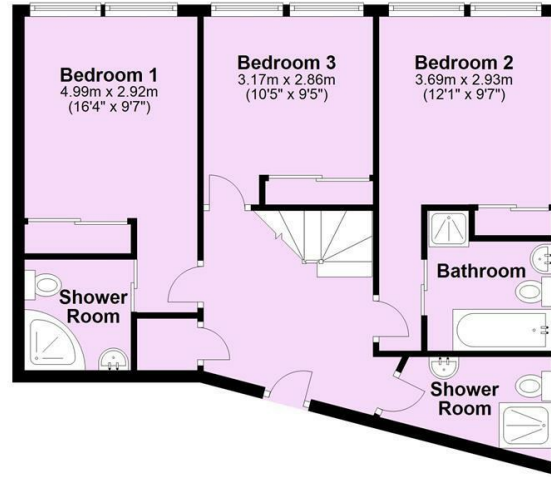
**Tenure: Leasehold**

**Council Tax Band: G**

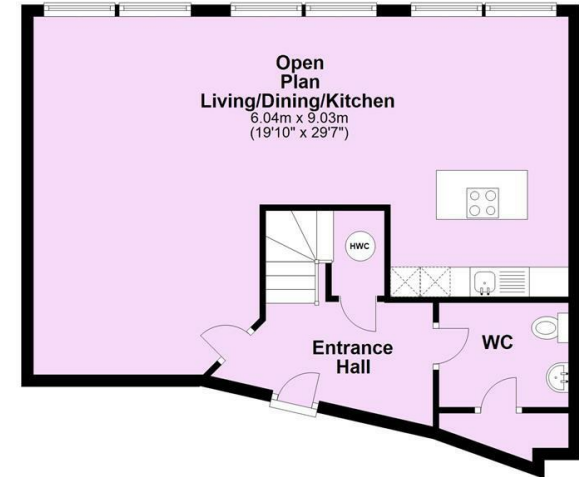
Ground Rent: £350.00 (First Review Jan 2027 then every 12 years)

Service Charge: £1977 per Quarter (Review Period: Annually)

**Second Floor**  
Approx. 57.7 sq. metres (620.8 sq. feet)



**Third Floor**  
Approx. 58.9 sq. metres (633.6 sq. feet)



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







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	72	72
(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	



**HUDSON  
MOODY**

#### 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.

**58 Micklegate  
York  
YO1 6LF**

**01904 650650**

**property@hudson-moody.com**