



HUDSON  
MOODY

130 Princess Drive, York YO26 5SY



A TWO BEDROOM FIRST FLOOR APARTMENT situated in a modern purpose built block that is quietly tucked away towards the rear of a recent development just off the A59 Boroughbridge Road

- **Modern Purpose Built Development**
- **Living Room**
- **Fitted Kitchen with Country Views**
- **Bathroom**
- **Two Double Bedrooms**
- **Allocated Parking Space**
- **Convenient Location**
- **Easy Access to York and Outer Ring Road**

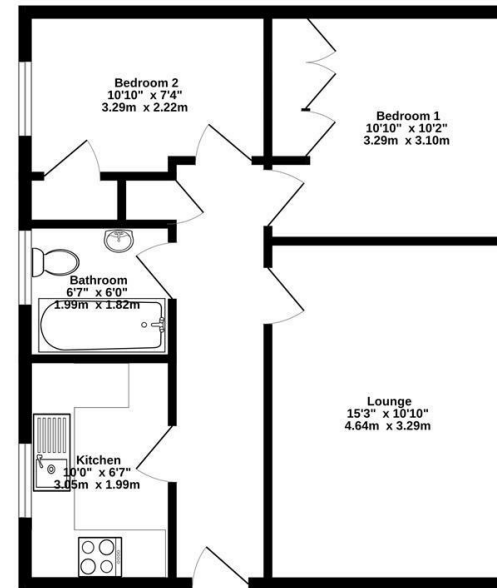
**Guide Price £170,000**  
**Tenure: Leasehold**  
**Council Tax Band: C**

Lease length: 135 years remaining.

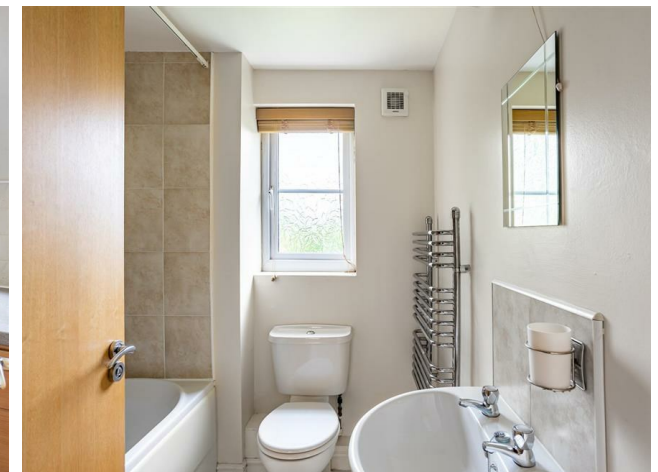
Service Charge: (review period: Annually)  
£1440.00 pa.

Ground Rent: (review period: Annually)  
£130.00 Pa.

GROUND FLOOR  
549 sq.ft. (51.0 sq.m.) approx.



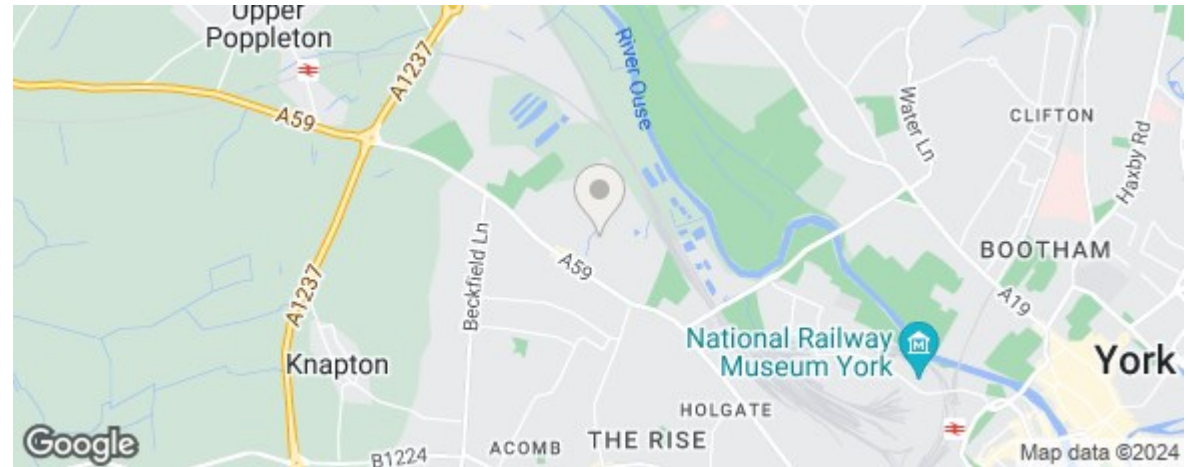
TOTAL FLOOR AREA: 549 sq.ft. (51.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the figures contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metrepro C2024







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>		
(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.

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