



**HUDSON
MOODY**

**Flat 21, Manor Court Lawrence Street, York YO10
3EU**

An opportunity to purchase a SPACIOUS GROUND FLOOR APARTMENT situated within an ATTRACTIVE MODERN DEVELOPMENT. The development is tucked away off Lawrence Street and lies within easy reach of York city centre, plus a few local shops and services on Hull Road. Hull Road lies close to The University of York and provides good access to the A64 that feeds to the motorway network.

- **Attractive Ground Floor Apartment in Modern Development**
- **Excellent Open Plan Living/Dining/Kitchen**
- **Master Bedroom with En-Suite Shower Room and Built-in Storage**
- **Second Double Bedroom with Fitted Furniture**
- **House Bathroom**
- **Allocated Off Street Parking**
- **Convenient Location with Local Shops and Services**
- **Close to City Centre and University**
- **Excellent Access to Outer Ring Road**

Guide Price £245,000

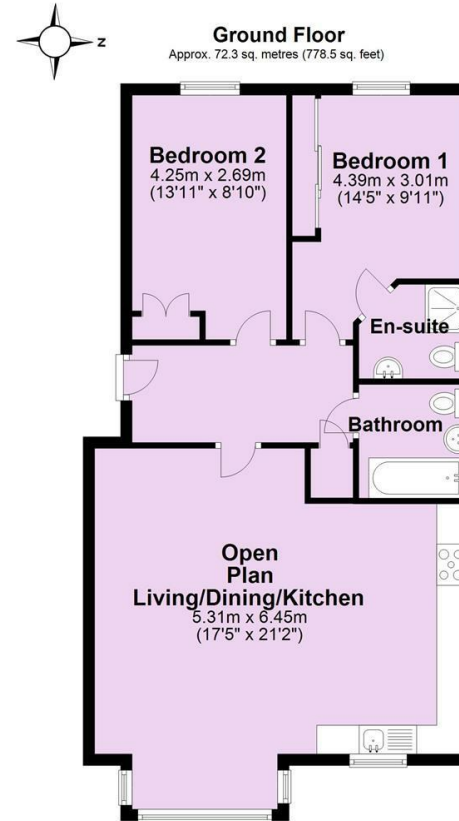
Tenure: Leasehold

Council Tax Band: C

Lease length: 980 years

Service Charge: £1,027 (review period: Annually)

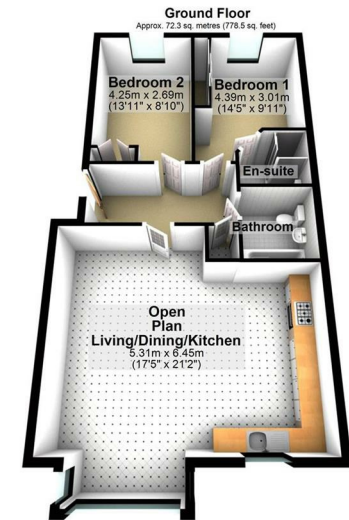
Ground Rent: £150 (review period: Annually)



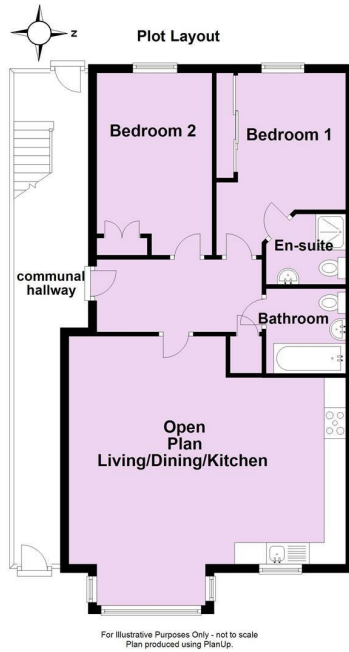
Total area: approx. 72.3 sq. metres (778.5 sq. feet)

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

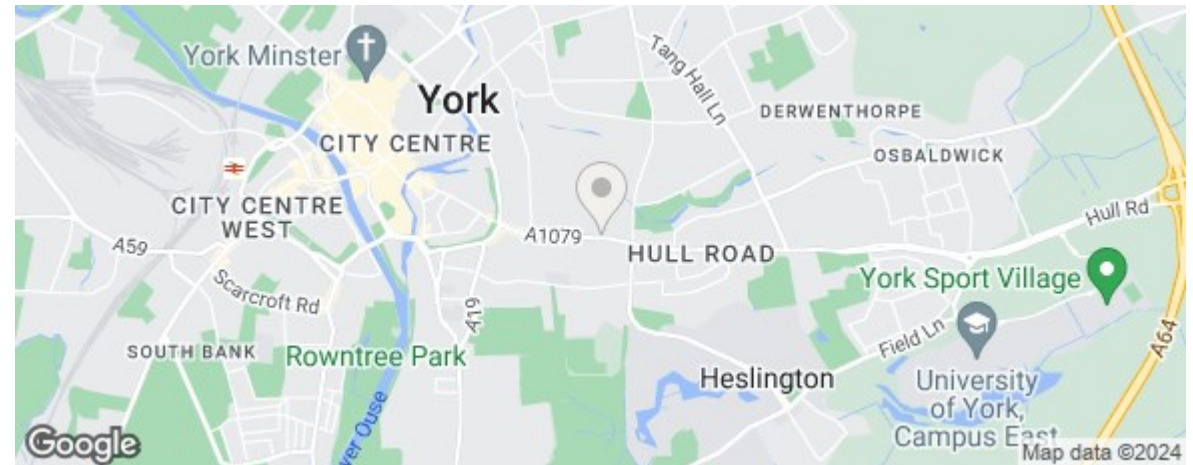




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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	78	78
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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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.
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