



HUDSON  
MOODY

Apt 1, Tandem Place Thief Lane, York YO10 3LX

A spacious TWO BEDROOM GROUND FLOOR APARTMENT with excellent OPEN PLAN LIVING AREA, being part of a modern purpose built block conveniently situated between the city centre and University.

- **Modern Ground Floor Apartment**
- **Purpose Built Block**
- **Open Plan Living/Dining and Kitchen Area**
- **Fitted Bathroom**
- **Two Double Bedrooms**
- **Off Road Parking Space**
- **Convenient Location**
- **Close to City and University**
- **Easily Accessible to the Outer Ring Road**

**Guide Price £200,000**

**Tenure: Leasehold**

**Council Tax Band: C**

Lease remaining: 981 Years

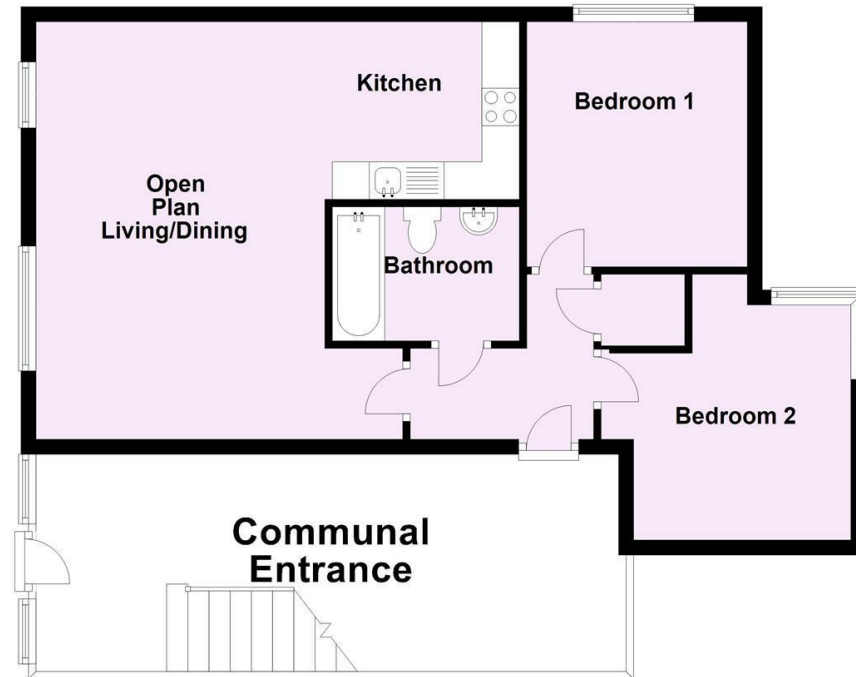
Ground Rent: £228.28

Ground Rent Review Period: Every 5 years

Service Charge: £1,548.00

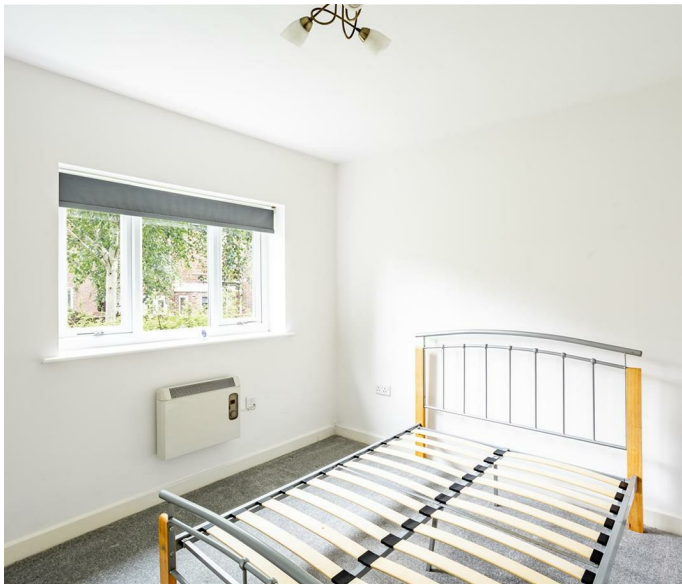


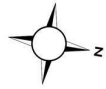
**Ground Floor**



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

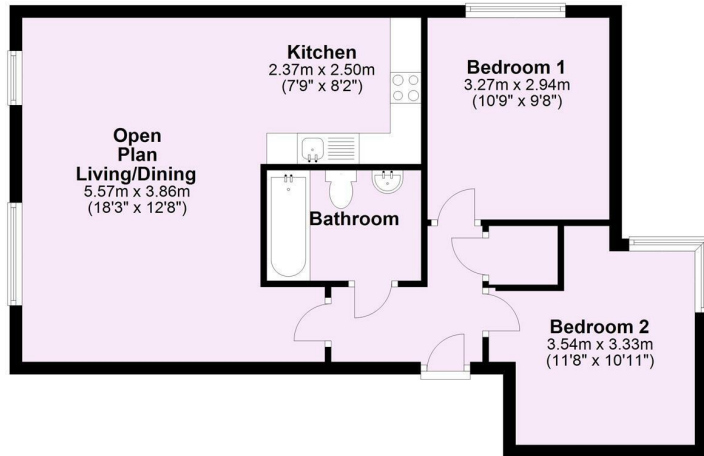






### Ground Floor

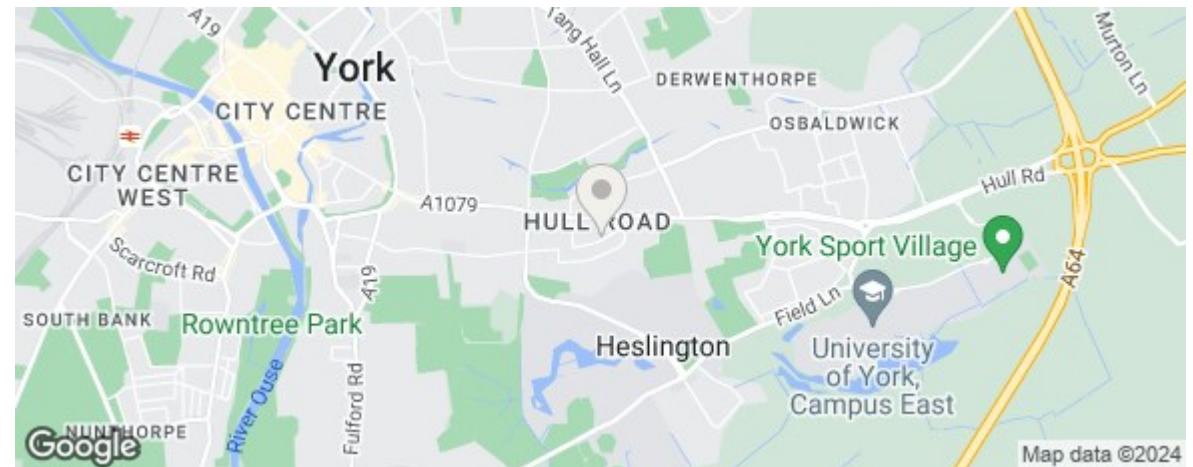
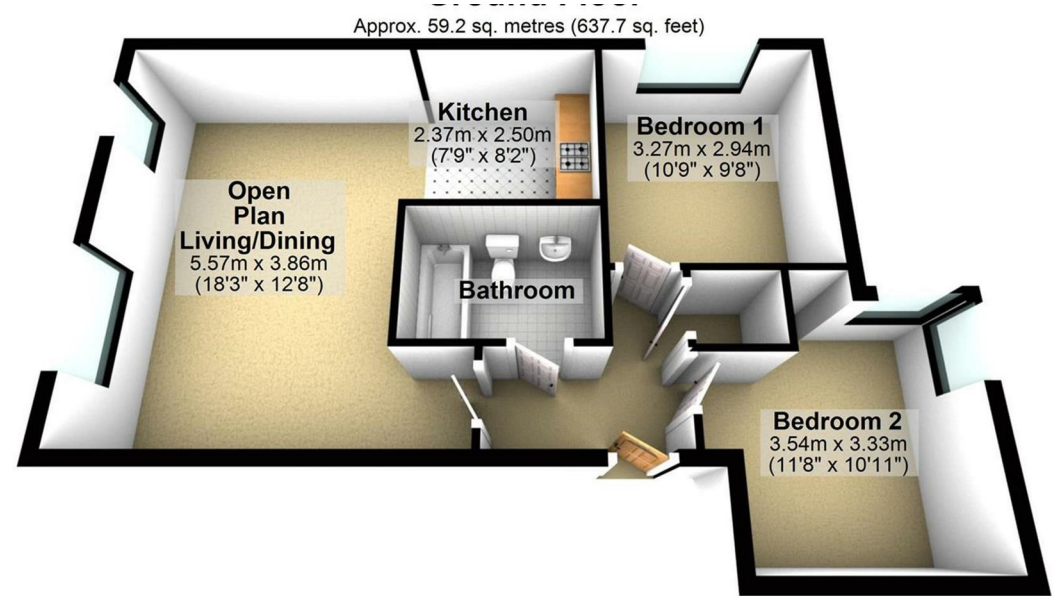
Approx. 59.2 sq. metres (637.7 sq. feet)



Total area: approx. 59.2 sq. metres (637.7 sq. feet)

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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>		64	77
(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		



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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.

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