



HUDSON
MOODY

11 Caesar Court Moss Street, York YO23 1DD

A beautifully presented first floor two bedroom apartment with one allocated parking space. The apartment lies in an ideal location within easy reach of York city centre, the railway station and a parade of award winning shops on Bishopthorpe Road.

- **Spacious First Floor Apartment Offered with No Onward Chain**
- **Large Open Plan Living Accommodation**
- **Fitted Kitchen with Integrated Appliances**
- **Two Double Bedrooms**
- **Modern Bathroom**
- **South West Facing Balcony with Views Over Green Space**
- **Close to York City Centre and Railway Station**
- **Local Shops and Services Nearby**
- **Allocated Parking Space**
- **Communal Courtyard Gardens**

Guide Price £230,000

Tenure: Leasehold

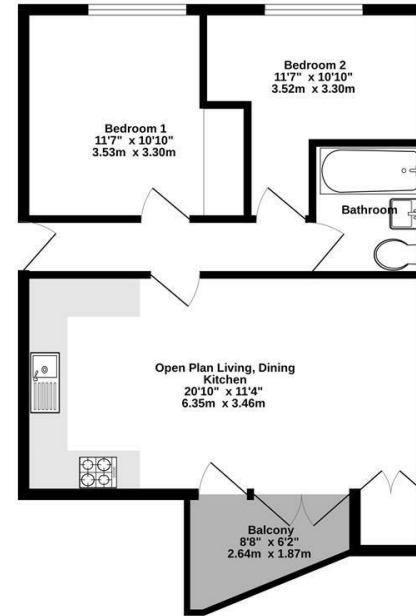
Council Tax Band: C

Lease length: 107 years

Service Charge: £1410.40 pa

Ground Rent: £193.50 pa

GROUND FLOOR
533 sq.ft. (49.5 sq.m.) approx.



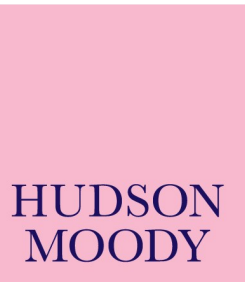
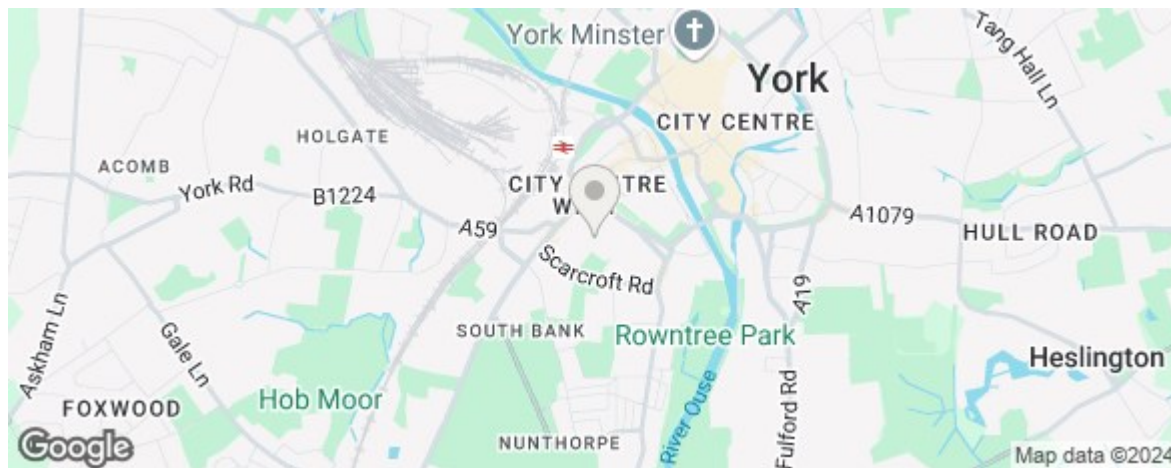
TOTAL FLOOR AREA: 533 sq.ft. (49.5 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, columns and any other items are approximate and no responsibility is taken for any error, omission or mis-measurement. This plan is for illustrative purposes only and should be used as a guide 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.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		80	80
(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		



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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