



HUDSON
MOODY

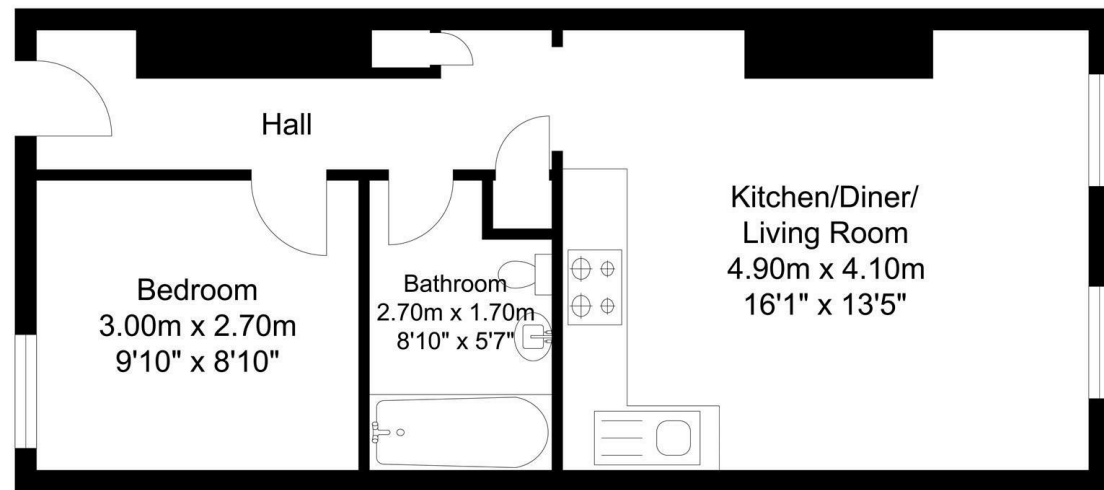
29 Walmgate, York YO1 9TX

A charming one bedroom apartment boasting original features throughout, situated in York city centre. The property would be ideal for first time buyers or investors.

- **City Centre Location**
- **One Bed First Floor Apartment**
- **Open Plan Living / Dining / Kitchen**
- **Modern Kitchen with Integral Oven**
- **Three-Piece Suite with Shower Over Bath**
- **Double Bedroom with Space for Storage**
- **Original Wooden Flooring**
- **Gated Access**
- **Permit Parking Available**

Guide Price £180,000
Tenure: Leasehold
Council Tax Band: B

Lease length: 88 years
Service Charge: £1,000 (annual)
Ground Rent: £50 (annual)



FIRST FLOOR

Approximate Floor Area 37.70 sq. m (406.00 sq. ft.)







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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.
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