



3 St. Oswalds Court, Fulford, York YO10 4QH

HUDSON
MOODY

A two bedroom, ground floor apartment situated just off the Main Street in Fulford and located conveniently close to York city centre. The apartment would benefit from some cosmetic updating but offers excellent potential for a new owner to decorate to their own taste.

- **Spacious Ground Floor Apartment**
- **Two Double Bedrooms with Fitted Furniture**
- **Shower / Wet Room**
- **Kitchen with Integral Appliances**
- **18ft Living Room with Space for Dining**
- **Ample Storage**
- **Cycle Store and Parking**
- **Communal Gardens**
- **Easy Access To York City Centre with Nearby Bus Stop**
- **No Onward Chain**

Guide Price £230,000

Tenure: Leasehold

Council Tax Band: C

Lease length: 976 years

Service Charge: £1,560 (annual)

Ground Rent: Peppercorn

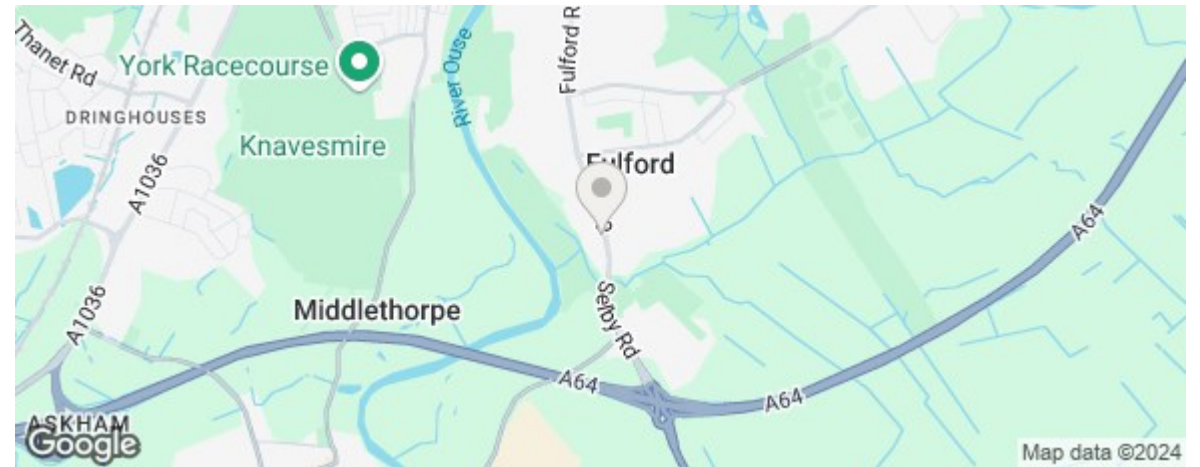


Total area: approx. 64.0 sq. metres (688.4 sq. feet)

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







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		74	77
(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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