



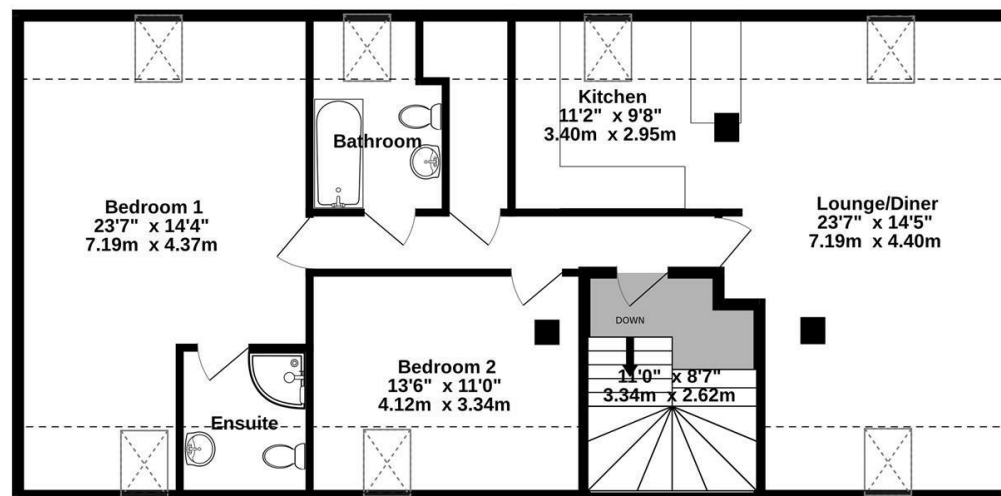
HUDSON  
MOODY

5 The Lodge St Joseph's Convent, Lawrence Street,  
York YO10 3EB

A beautiful and unique, two bedroom, two bathroom apartment moments from the city centre, benefitting from secure allocated parking.

- Beautifully presented second floor apartment with secure communal entrance
- Stylish and contemporary interior
- Open plan living dining area
- Shaker style kitchen with integral appliances
- Spacious master bedroom with en-suite shower room
- Second double bedroom
- Allocated parking space and Communal Gardens
- Convenient location a short walk from the city walls
- Holiday lets permitted within the lease
- No onward chain

1056 sq.ft. (98.1 sq.m.) approx.



TOTAL FLOOR AREA : 1056 sq.ft. (98.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such 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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**Guide Price £325,000**

**Tenure: Leasehold**

**Council Tax Band: D**

Years remaining on lease: 246

Service Charge: £2024 per annum

Ground Rent: £250 per annum

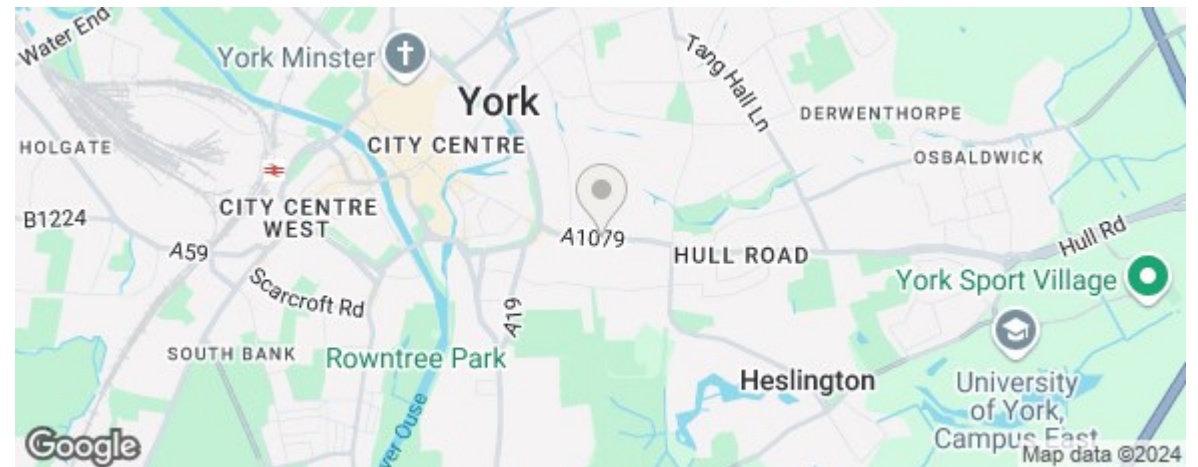
Review Period: 01/01/2030







Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		59	59
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<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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