



HUDSON
MOODY

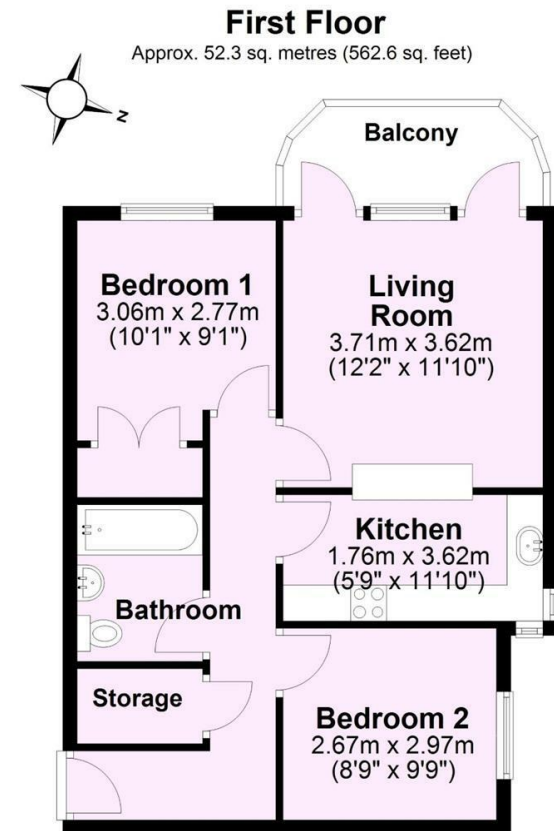
36 Emperors Wharf Skeldergate, York YO1 6DQ

A beautifully presented, two bedroom apartment with balcony and a secure undercroft parking space. Also benefitting from owning a share of the freehold. Situated within the exclusive Emperors Wharf development in the heart of the city centre.

- **Share of the Freehold and No Onward Chain**
- **Underground Allocated Parking Space**
- **Peaceful yet Convenient Riverside Location**
- **Beautifully Maintained Throughout**
- **Living Dining Room with Balcony**
- **High Specification Contemporary Kitchen with Granite Worktops, Integral Appliances and Breakfast Bar**
- **Two Double Bedrooms, One with Integral Double Wardrobe**
- **House Bathroom**
- **Service Charge Inclusive of Water Rates**
- **Secure Gated Development benefitting from a Care Taker on Site Three Times a Week**

Guide Price £269,500
Tenure: Leasehold - Share of Freehold
Council Tax Band: D

Years Remaining on the Lease: 973
 Service Charge: £2,367.00 (inclusive of water rates)
 Ground Rent: No ground rent to pay as share of the freehold owned
 Efficient and Helpful Management Company

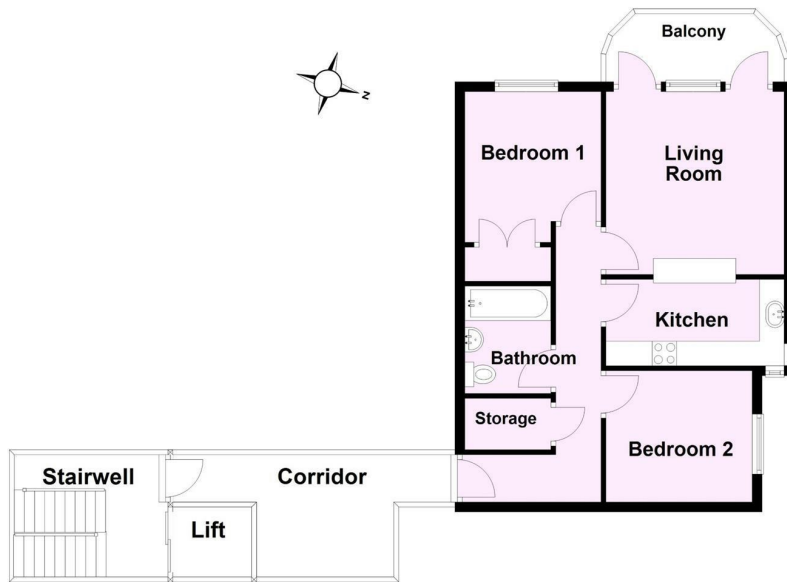


Total area: approx. 52.3 sq. metres (562.6 sq. feet)

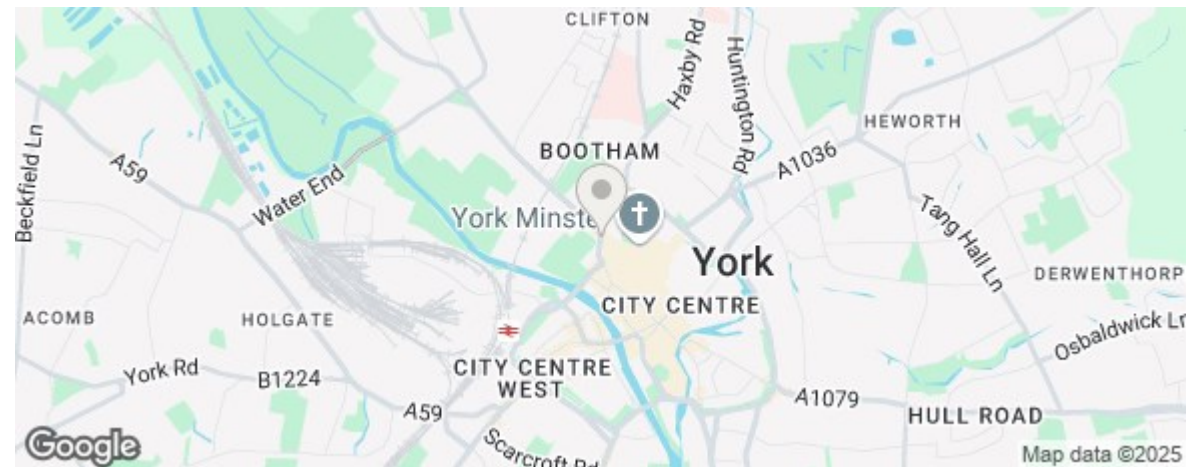




Plot Layout



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	



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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.
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