

HUDSON
MOODY

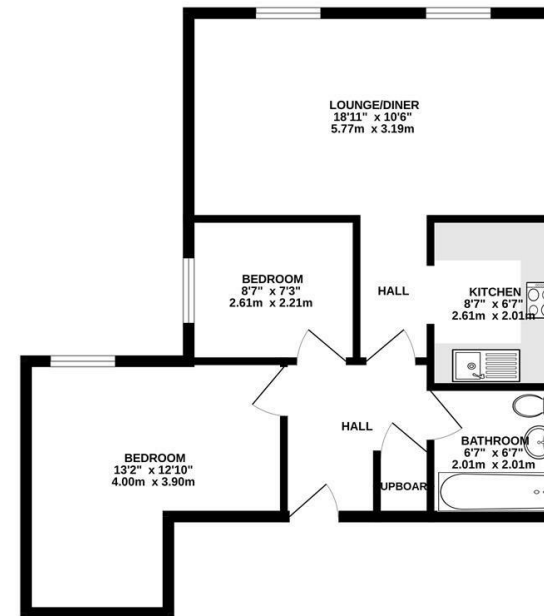
7 Queens Court Fetter Lane, York YO1 6EH

Modern apartment in a secure gated development with parking and communal gardens. Situated on Fetter Lane in the Bishophill area of York, in the heart of the city centre and a short walk of the train station.

- **Generous and Well Proportioned Apartment**
- **City Centre Location**
- **Secure parking and Communal Gardens**
- **Open Plan Living Dining Room**
- **Well Equipped Kitchen**
- **Spacious Master Bedroom**
- **Second Double Bedroom**
- **House Bathroom**
- **A short walk of the City Centre, a Wealth of Amenities and York Train Station**
- **No Onward Chain**

Guide Price £220,000
Tenure: Leasehold
Council Tax Band: C

GROUND FLOOR
 586 sq.ft. (54.4 sq.m.) approx.



TOTAL FLOOR AREA: 586 sq.ft. (54.4 sq.m.) approx.
 While every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their quality or efficiency can be given.
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Energy Efficiency Rating			
	Current	Potential	
Very energy efficient - lower running costs			
(92 plus) A	84	84	
(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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