

HUDSON  
MOODY

7 City Gate Layerthorpe, York YO31 7TZ



A modern first floor apartment offering open plan living accommodation, one spacious double bedroom and contemporary bathroom. The apartment is situated within a recent development lying close to York city centre.

- **Impressive First Floor Apartment**
- **Large Open Plan Living Area**
- **Kitchen Area with Appliances**
- **Spacious Double Bedroom**
- **Contemporary Bathroom**
- **Easy Access to City Centre**
- **Holiday Lets Permitted**
- **Pets Allowed**
- **No Onward Chain**

**Offers Over £280,000**

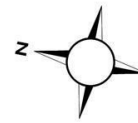
**Tenure: Leasehold**

**Council Tax Band: B**

Lease Length: 248 Years

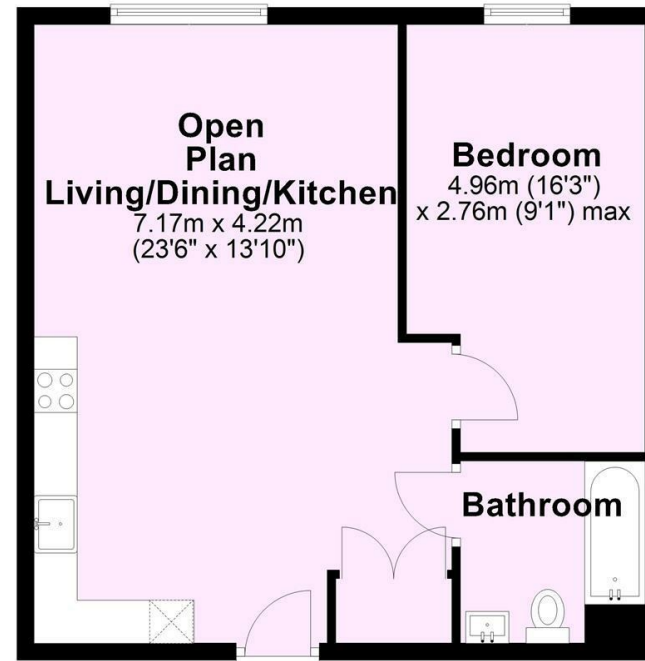
Service Charge: £1,300.00 per annum

Ground Rent: £0



### First Floor

Approx. 50.8 sq. metres (546.9 sq. feet)

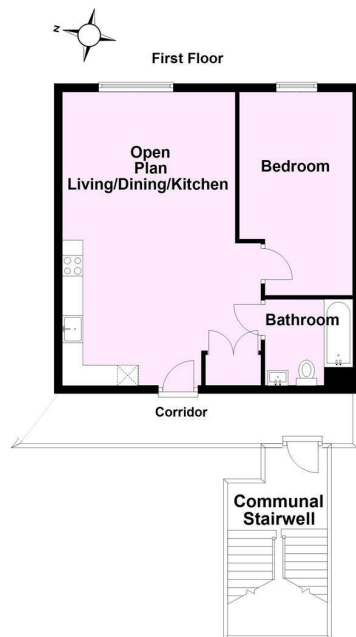


Total area: approx. 50.8 sq. metres (546.9 sq. feet)

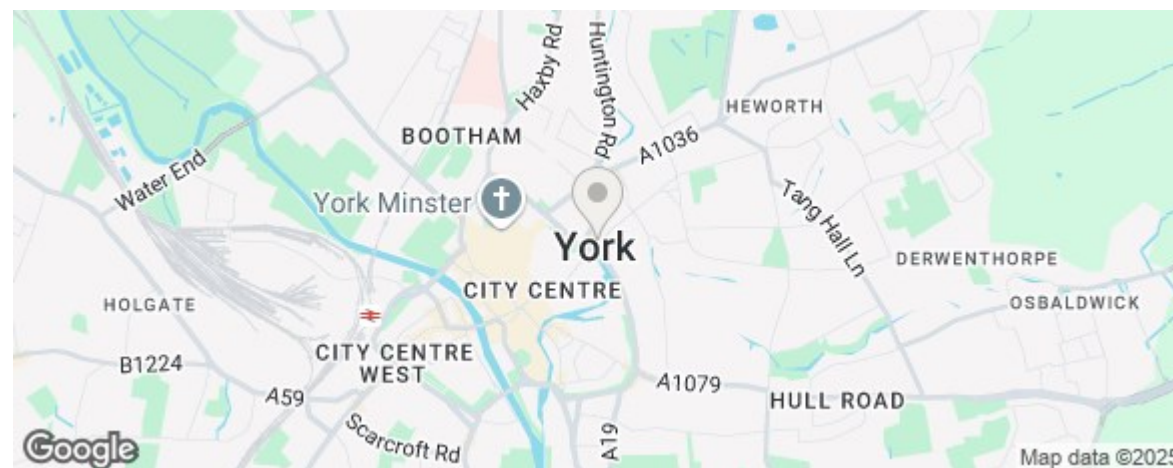








Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	69	79
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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