



**HUDSON
MOODY**

**Apartment 12, Limetree Court St Peters Grove, York
YO30 6AD**

An immaculate two bedroom apartment with allocated parking, located on the enviable St Peters Grove, off Bootham. A short walk of the city centre, St Peters school and the train station

- **Bright and Spacious Apartment**
- **Timeless Decoration Throughout**
- **Ready to Move into**
- **Open Plan Living Dining Room with Views across to the Minster**
- **Kitchen with Integral Appliances**
- **Two Double Bedrooms**
- **Contemporary Bathroom**
- **Beautiful Quiet Street, A Short Walk of the Train Station, The Minster and City Centre**
- **Off Street Parking Space**
- **No Onward Chain**

Guide Price £325,000

Tenure: Leasehold

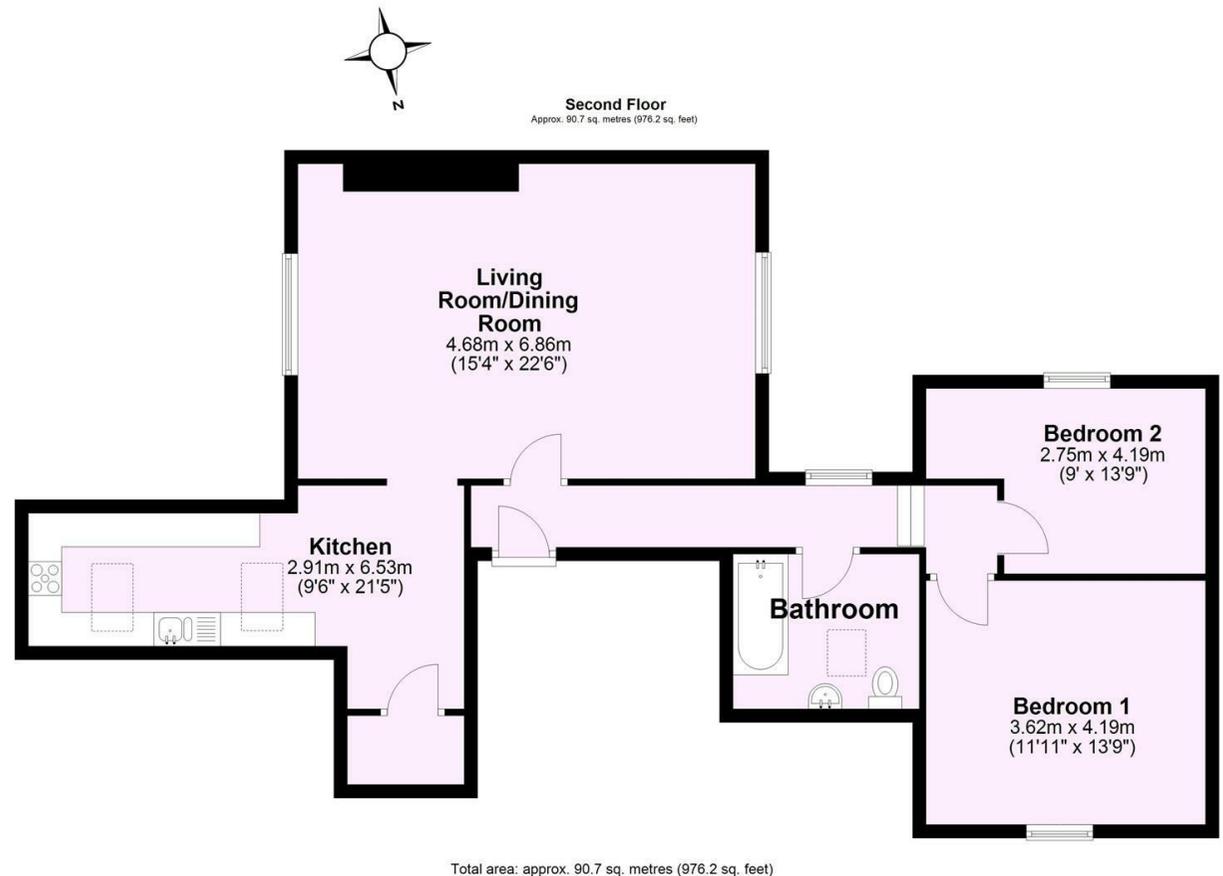
Council Tax Band: E

Years remaining on the lease: 985

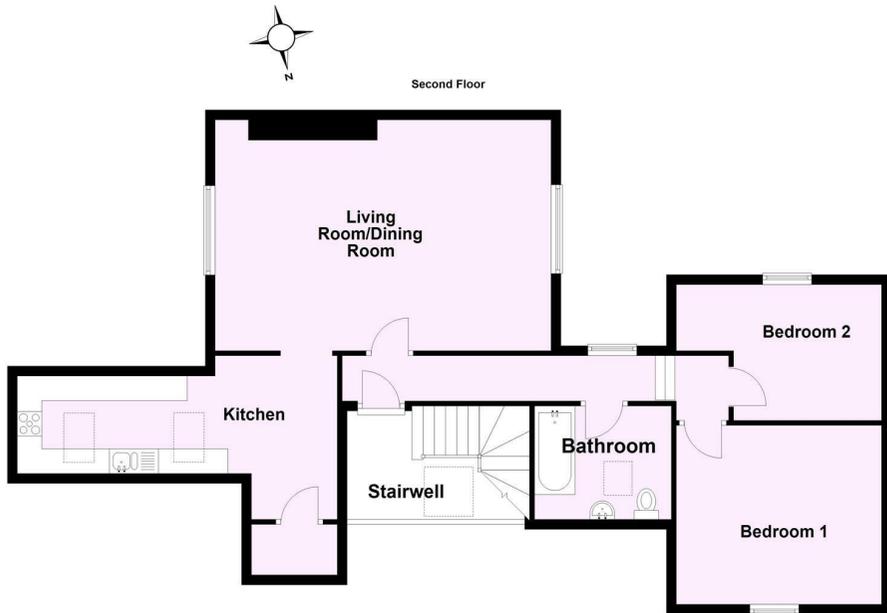
Ground Rent: £203.91 per annum

Ground Rent Review Period: Every 10 years

Service charge: £2120 Per annum







Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		76	77
(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		



**HUDSON
MOODY**

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.

**58 Micklegate
York
YO1 6LF**

01904 650650

property@hudson-moody.com