



HUDSON
MOODY

12 Mill Mount Lodge, Mill Mount, York YO24 1BG

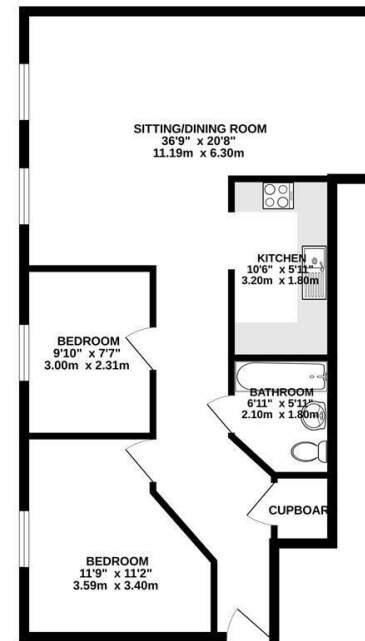
A well presented TWO DOUBLE BEDROOM APARTMENT, situated on THE MOUNT, a highly desirable area of York, within walking distance of the city centre and train station.

- **Spacious and Bright Apartment**
- **Open Plan Living Dining Area**
- **Modern Kitchen with Integral Appliances**
- **Two Double Bedrooms and Bathroom**
- **Secure, Gated Development**
- **Allocated Parking Space**
- **Well Maintained Communal Areas**
- **Excellent Location within Walking Distance of the City Centre, Kanvesmire and Train Station**
- **Within Easy Reach of York Train Station**
- **No Onward Chain**

Guide Price £250,000
Tenure: Leasehold - Share of Freehold
Council Tax Band: D

Service Charge: £2500 per annum
 Review period: Annually
 Ground Rent: £0


THIRD FLOOR
 671 sq.ft. (62.3 sq.m.) approx.



TOTAL FLOOR AREA: 671 sq.ft. (62.3 sq.m.) approx.
Whilst 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 guidance 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.
 Made with Metronix C2024





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(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	



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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