



HUDSON
MOODY

140 Centurion Square Skeldergate, York YO1 6DE

A spacious DUPLEX APARTMENT situated within a recent development in the popular Skeldergate area of York, close to the city centre.

The apartment offers a large lounge/dining room and similar kitchen/diner to the ground floor whilst on the first floor you will find a master bedroom with en-suite shower room and a second double bedroom served by the house bathroom.

- **Spacious Modern Duplex Apartment**
- **Immaculately Presented**
- **Convenient Central Location**
- **Large Living Dining Room**
- **Good Sized Breakfast Kitchen**
- **Master Bedroom with En-Suite Shower Room**
- **Second Double Bedroom**
- **House Bathroom**
- **Undercroft Parking**

Guide Price £425,000

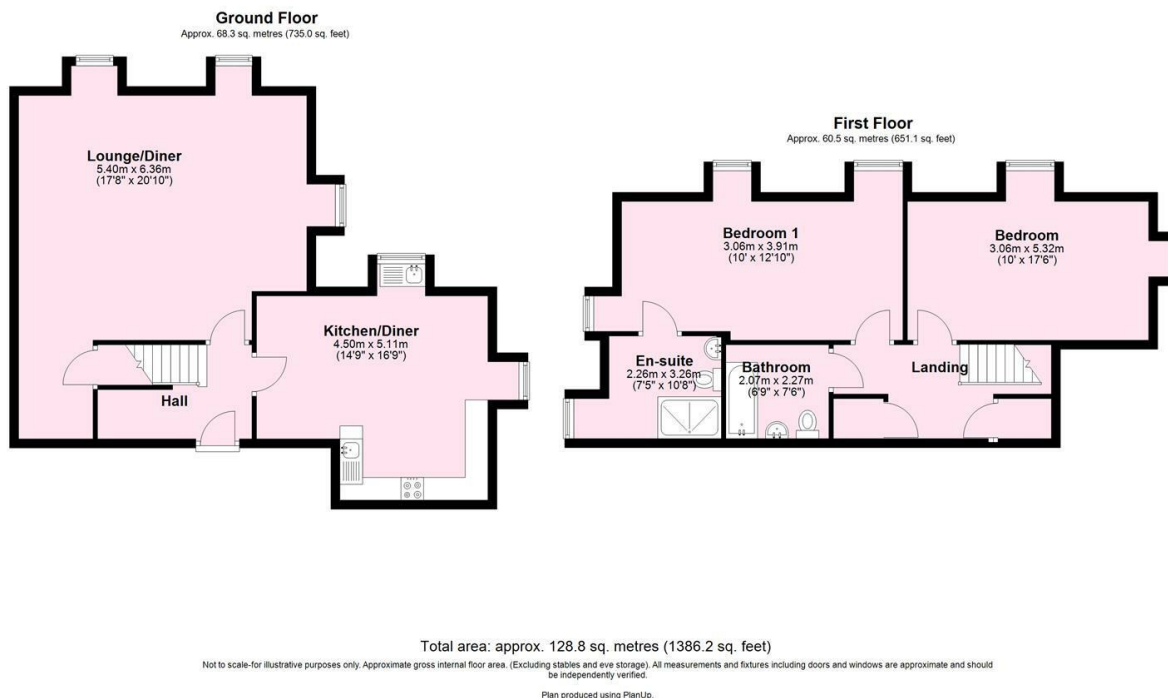
Tenure: Leasehold

Council Tax Band: D

Lease years remaining: 105 years

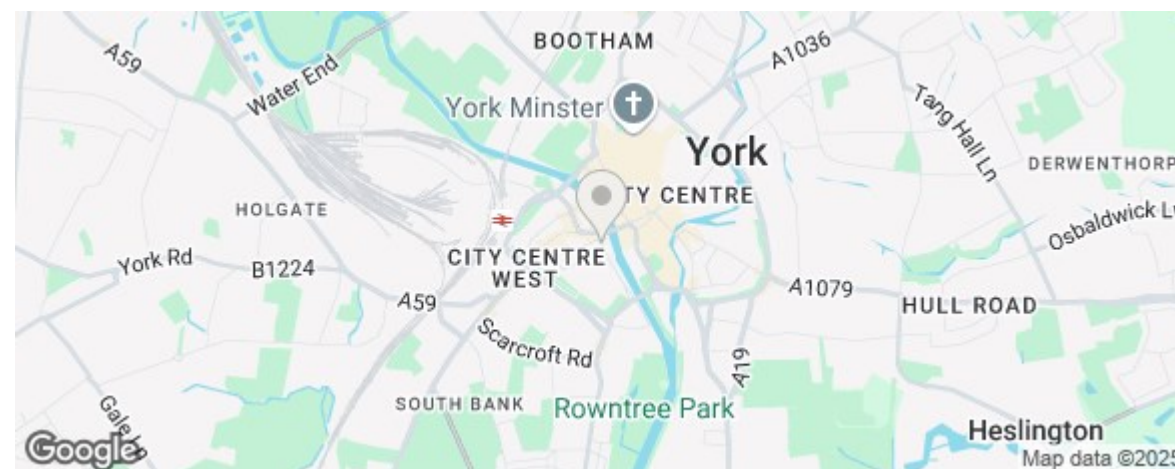
Service charge: £1700 pa

Ground Rent: £250pa





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.
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