

N A I S H  
E S T A T E   A G E N T S



Y O R K  
E S T . 1 9 3 9



## 12 Talbot Court

Low Petergate, York, YO1 7HZ

Ideal city centre apartment available chain free, this apartment is perfectly situated close to York Minster.  
Call now for further details!

**Asking Price £230,000**

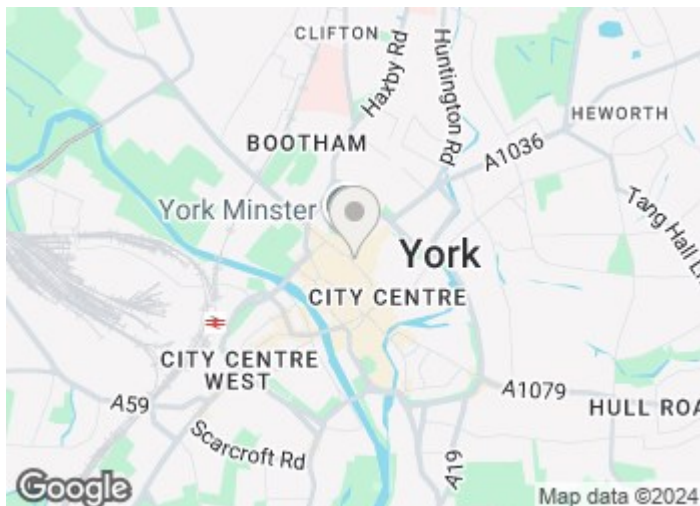
# 12 Talbot Court

Low Petergate, York, YO1 7HZ



- City Centre Location
- Lift Access
- One double bedroom
- NO ONWARD CHAIN
- Superb Views
- Ideal investment opportunity
- Secure Gated Entrance
- Bike Storage
- 6% Yield

## Disclosure of Interest



## Directions



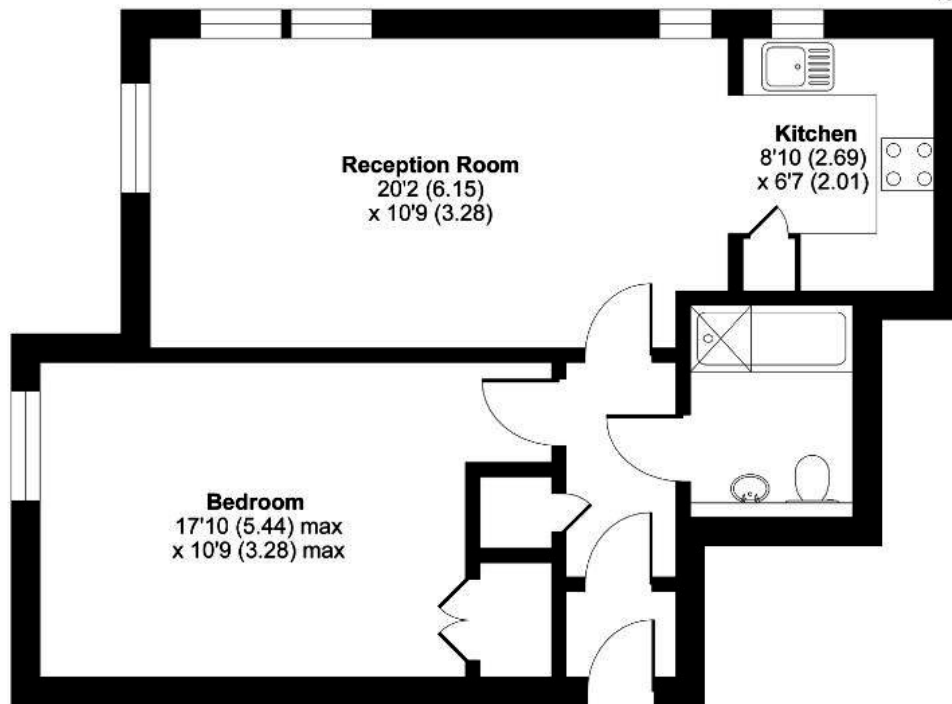


# Floor Plan

## Low Petergate, York, YO1

Approximate Area = 579 sq ft / 53.7 sq m

For identification only - Not to scale



**SECOND FLOOR**



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nrichcom 2021. Produced for Naish Estate Agents. REF: 751925

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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>		EU Directive 2002/91/EC	