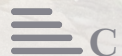




Adventurers Court
York, YO1 7ND
By Auction £165,000



Adventurers Court

, York, YO1 7ND

Being Sold via Secure Sale online bidding. Terms & Conditions apply. Immediate 'exchange of contracts' available.

Stylish City Centre Apartment with Stunning Balcony

Step into a world of elegance and style with this superb one-bedroom apartment, nestled in the heart of York's prestigious Hungate development. 44 Adventurers Court is a testament to contemporary living, offering a high specification finish that effortlessly blends modernity with timeless elegance.

As you enter this meticulously presented property, you'll be captivated by the attention to detail. Every corner of this home exudes tasteful décor, creating an inviting atmosphere that's ready for you to move in and make it your own.

The spacious open-plan living area is a haven of light and airiness, providing the perfect backdrop for both relaxation and entertainment.

The kitchen is a sleek, contemporary space, equipped with modern conveniences that cater to the needs of a busy urban lifestyle. The bedroom, a sanctuary of tranquillity, promises restful nights and serene mornings.

One of the highlights of this property is the balcony, from which you can enjoy the melodious chime of the Minster Bells. Overlooking meticulously maintained communal gardens with seating areas and raised borders, it's the perfect spot to unwind on a summer's evening.

Located on the banks of the River Foss, within York's city walls, this apartment is just a stone's throw away from a diverse mix of shopping, bars, restaurants, historic and cultural attractions. The mainline railway station is within walking distance, offering access to London King's Cross in under 1 hour 50 minutes.

With a security entry system to the communal hallway, staircase, and lift, this apartment ensures a secure and comfortable living experience.

44 Adventurers Court is more than just a home; it's a lifestyle. Don't miss this opportunity to experience city living at its finest. Contact our Emsley Mavor Estate Agents Office on 01347823579 to arrange a viewing appointment or for further information.

Further Details

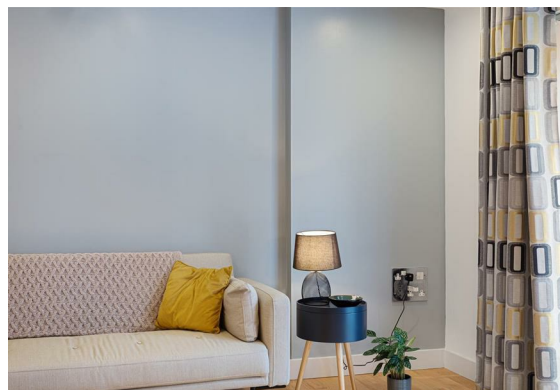
- Secure bike store
- Council Tax C
- Leasehold - 199 started in January 2017
- Service Charge - £1976 pa
- Ground Rent - £275 pa

Auctioneers Additional Comments

Pattinson Auction are working in Partnership with the marketing agent on this online auction sale and are referred to below as 'The Auctioneer'.

This auction lot is being sold either under conditional (Modern) or unconditional (Traditional) auction terms and overseen by the auctioneer in partnership with the marketing agent.

The property is available to be viewed strictly by appointment only via the Marketing Agent or The Auctioneer. Bids can be made via the Marketing Agents or via The Auctioneers website.





Please be aware that any enquiry, bid or viewing of the subject property will require your details being shared between both any marketing agent and The Auctioneer in order that all matters can be dealt with effectively.

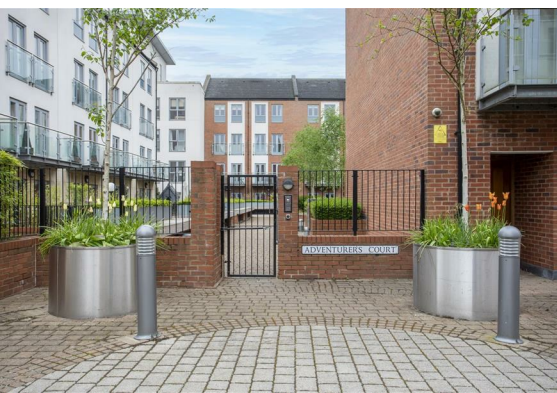
The property is being sold via a transparent online auction. In order to submit a bid upon any property being marketed by The Auctioneer, all bidders/buyers will be required to adhere to a verification of identity process in accordance with Anti Money Laundering procedures. Bids can be submitted at any time and from anywhere. Our verification process is in place to ensure that AML procedure are carried out in accordance with the law.

A Legal Pack associated with this particular property is available to view upon request and contains details relevant to the legal documentation enabling all interested parties to make an informed decision prior to bidding. The Legal Pack will also outline the buyers' obligations and sellers' commitments. It is strongly advised that you seek the counsel of a solicitor prior to proceeding with any property and/or Land Title purchase.

Auctioneers Additional Comments

In order to secure the property and ensure commitment from the seller, upon exchange of contracts the successful bidder will be expected to pay a non-refundable deposit equivalent to 5% of the purchase price of the property. The deposit will be a contribution to the purchase price. A non-refundable reservation fee of up to 6% inc VAT (subject to a minimum of 6,000 inc VAT) is also required to be paid upon agreement of sale. The Reservation Fee is in addition to the agreed purchase price and consideration should be made by the purchaser in relation to any Stamp Duty Land Tax liability associated with overall purchase costs.

Both the Marketing Agent and The Auctioneer may believe necessary or beneficial to the customer to pass their details to third party service suppliers, from which a referral fee may be obtained. There is no requirement or indeed obligation to use these recommended suppliers or services.



Floor Plan



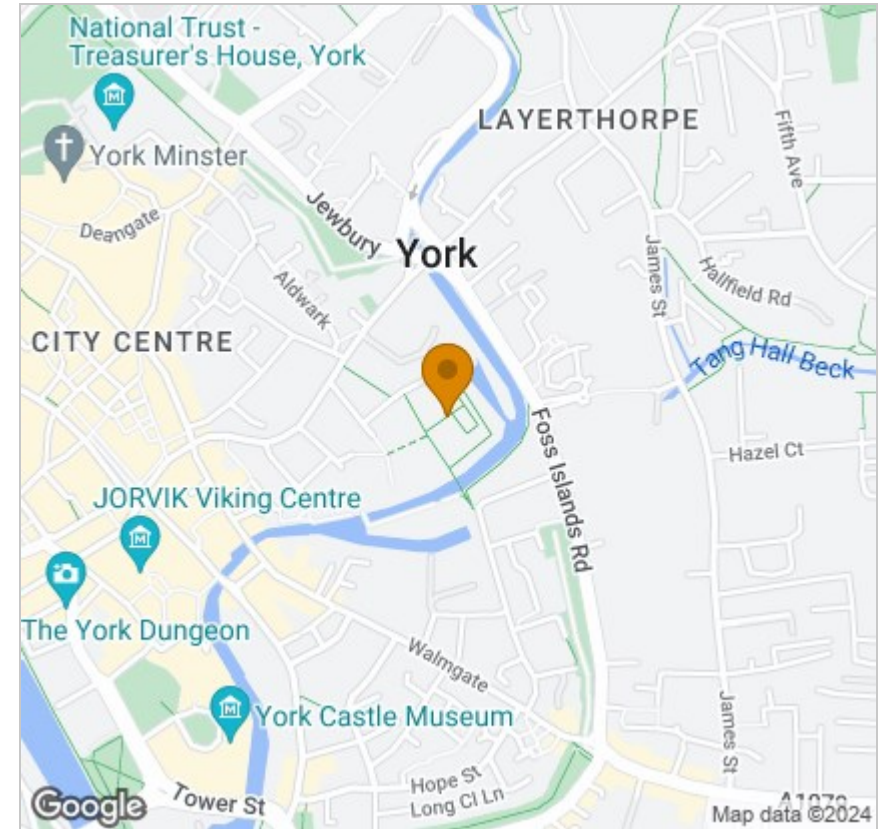
Viewing

Please contact our Emsley Mavor Estate Agents Office on 01347823579 if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

1 Tollbooth Building Market Place, Easingwold, North Yorkshire, YO61 3AB
 Tel: 01347823579 Email: info@emsleymavor.co.uk <http://emsleymavor.co.uk>

Area Map



Energy Efficiency Graph

