

Blenkin

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6 THE GARTH • 2 ST OLAVES ROAD • YORK



## 6 THE GARTH

2 St. Olaves Road, York, YO30 7EA

York City Centre 0.7 miles • York Railway Station 0.9 miles • York Ring Road 2 miles

**An immaculate apartment with lift, private parking, communal garden and no onward chain**

Entrance hall • sitting/dining room • kitchen • bedroom • bathroom • cloakroom

Private parking space • communal gardens

**For Sale Share of Freehold**

Pleasantly positioned in the tree-lined residential street of St. Olaves Road, this one-bedroom apartment sits elevated on the first floor of The Garth. Originally built in 1886, The Garth now comprises seven apartments, all of which own a Share of Freehold, have a secure entry phone system, lift access, and well-kept communal areas to enjoy. It is an ideal lock up and leave home.

- One-bedroom first floor apartment
- Beautifully maintained property
- Mature communal gardens with southerly aspect
- Private parking space
- Share of Freehold between seven residents
- EPC rating B
- Peaceful location, close to York city centre
- No chain

Large windows allow natural light to flood into the sitting/dining room. The immaculate kitchen is fully fitted with a gas hob, electric oven, microwave, fridge, freezer, washer/dryer and a slimline dishwasher. The sizeable bedroom looks out over the rear and has a smart en suite

bathroom with floor to ceiling tiles. There is also a separate cloakroom.

### Outside

The tarmacadamed driveway leads around to the back of The Garth where the private, allocated parking space for the property is located. Behind the wrought iron railings and down a few steps, is the charming communal garden. A central lawn is bordered by fully stocked, colourful borders of plants and there is a small patio area for residents to sit out and enjoy. There is a secure brick-built bike store and neatly hidden behind some wooden trellis is the communal bin area.

### Environs

St. Olaves Road is a leafy residential street that lies perpendicular to Bootham, only a leisurely amble from the medieval walls that enclose the city centre. A few minutes' walk from the property is a Sainsbury's Local, delicatessen and local baker, and the mainline railway station lies a short stroll across the pedestrian bridge. For dog owners and keen cyclists, there are miles of riverside walks and cycle paths to Clifton Ings, Rawcliffe Country Park and far beyond.

**Tenure:** Share of Freehold. The Garth is managed by Mulberry Property Management. There is no ground rent payable, the service charge is £1,842.77 per annum.

**EPC Rating:** B

**Council Tax Band:** C

**Services & Systems:** Mains water, electricity, drainage, and gas central heating.

**Fixtures & Fittings:** Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

**Viewing:** Strictly by appointment

**Money Laundering Regulations:** Prior to a sale being agreed, prospective purchasers are required to produce identification documents in order to comply with Money Laundering regulations. Your co-operation with this is appreciated and will assist with the smooth progression of the sale.

**Local Authority:** City of York Council [www.york.gov.uk](http://www.york.gov.uk)

**Directions:** Turning off the A19, down St. Olaves Road, The Garth is the first detached building on the right-hand side.  
what3words: ///spot.leans.pulled



# 6 The Garth, 2 St Olaves Road, York, YO30 7EA



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B	82   B	82   B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 675 SQ FT / 62.73 SQ M  
 All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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City

Country

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