



## The Residence, , York, YO23 1DQ

- SECOND FLOOR APARTMENT
- TWO ALLOCATED PARKING SPACES
- ENSUITE
- EPC RATING C
- TWO BEDROOMS
- SOUGHT AFTER DEVELOPMENT
- COUNCIL TAX BAND E

**£325,000**



# The Residence, , York, YO23 1DQ - £325,000

## DESCRIPTION

A beautifully presented two bedroom apartment located on the second floor of a highly sought after development to the south of York city centre.

This apartment offers flexible living with spacious bright accommodation throughout. Located on the second floor the generous lounge /dining room has a wonderful feeling of space with its high ceilings, oversized glazing fresh neutral décor.

The luxurious open plan kitchen benefits from a comprehensive range of integrated appliances as well as generous storage. Finished to an excellent standard it will be a true pleasure to cook and make use of the space.

Moving though to the hallway is the master bedroom complete with large fitted wardrobes and en-suite shower room featuring luxury sanitary ware. Also off the main hallway is bedroom two which is well-proportioned and offers lots of light. The apartment also has the benefit of an additional family bathroom.

The development benefits from lift access and concierge service from the main foyer. Externally the property offers 2 allocated parking spaces. There is also secure bike storage available.

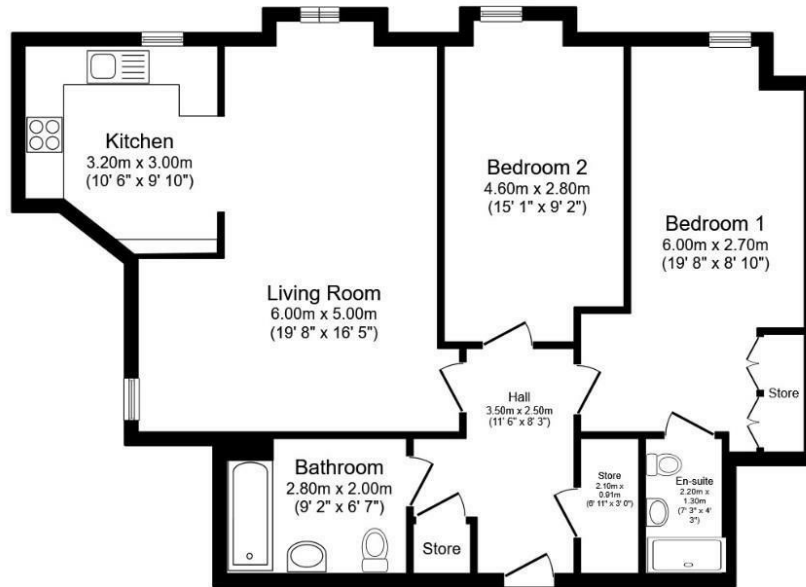
\*\* Photos taken before current tenancy \*\*

Service Charge: £237.00/month, plus £69.47 twice yearly to Estate Management

Ground Rent: £125 half yearly, April and October







Total floor area 84.9 sq.m. (914 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.focalagent.com](http://www.focalagent.com)

### Viewings

Please contact [york@hunters.com](mailto:york@hunters.com), if you wish to arrange a viewing appointment for this property or require further information.

### Valuations

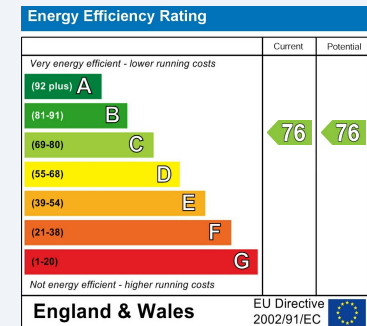
For a valuation of your property, please email the team with your property details, contact information and the times you are available.



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## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.



These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

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