

## Bellerby Court, Palmer Lane, York £240,000

This modern one bedroom apartment with ALLOCATED PARKING is offered chain free, in this well-regarded complex at the heart of York City Centre.



The property is entered via a secure communal door into the Bellerby Court complex, with the benefit of a communal garden. Once you enter the building, the apartment is located on the Fifth Floor which can be accessed via the lift or staircase.



Inside the apartment you step into a cosy hallway complete with two built in cupboards, space for coats and freestanding appliances.

The open plan kitchen / living area is located on the right of the entrance hall, offering a bright and spacious room with a balcony overlooking the complex - a perfect spot to sit out on for some sunshine. The kitchen houses a range of wall and base units including an integrated fridge freezer, microwave, oven with electric hob and stainless steel sink with mixer tap over, finished with a grey tiled splashback.

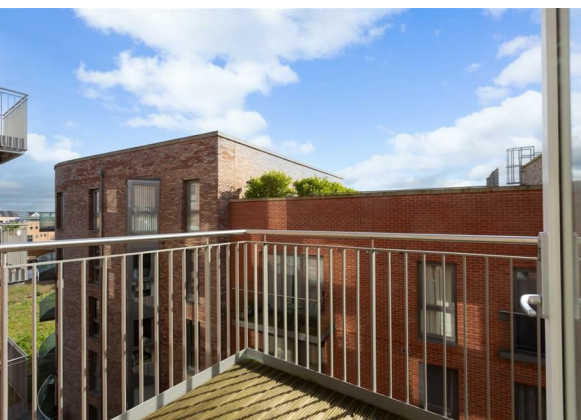
The master bedroom is a well presented space accommodating a double bed with built in wardrobe, decorated neutrally.

The internal accommodation is finished with a modern house bathroom which is large for the property's size - and offers a modern panelled bath with shower over, vanity unit with ceramic sink and stainless steel tap and a low flush W.C. The floor is tiled and the panelled bath / shower area offers a tiled splashback.



Externally, the property offers a secure underground parking space which is a huge benefit being so central to York, there is a communal garden and also a balcony accessed from the lounge of this home.

Situated on the popular Hungate development, you're a short walk away from all that York City Centre has to offer - with great transport links via the station to further afield if required. With this in mind the property is sure to appeal to first time buyers, working professionals and buy to let investors.



#### Leasehold Details:

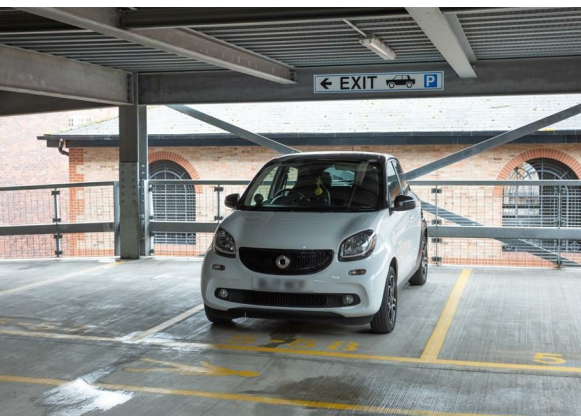
Length of lease - 199 years from 1st January 2007

Service Charge - £452.37 per quarter - £1809.48 per annum

Service Charge Review Period - Annually

Ground Rent - £170.00 per annum

Ground Rent Review Period - To be doubled on the 1st day of the 37th year of the term, and on the 1st day of each 25th year thereafter until the 137th year of the term.



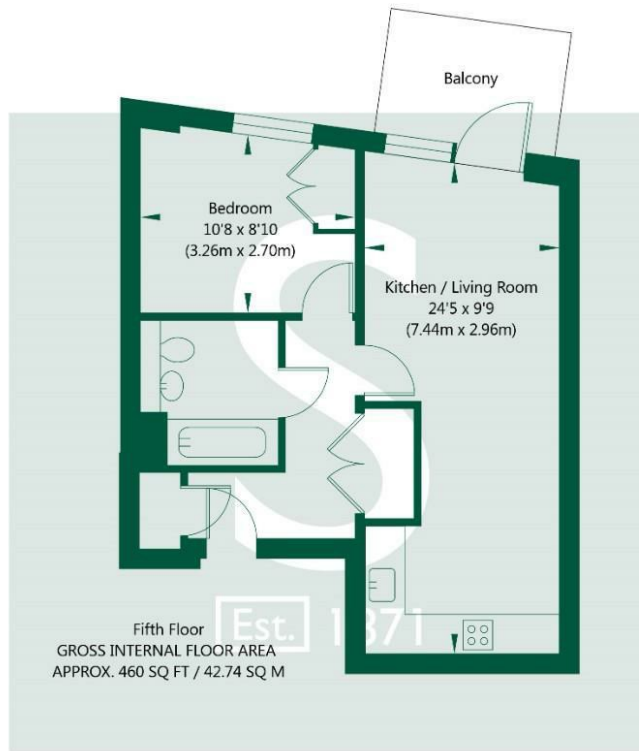
Services: All Mains Services Connected

EPC Rating: B

Council Tax: City of York Council - Band C

Viewings: Strictly via the selling agent 01904 625533

Bellerby Court, Palmer Lane, York, YO1 7AF



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 460 SQ FT / 42.74 SQ M  
 All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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**Partners**

- J F Stephenson MA (cantab) FRICS FAAV
- I E Reynolds BSc (Est Man) FRICS
- R E F Stephenson BSc (Est Man) MRICS FAAV
- N J C Kay BA (Hons) pg dip MRICS
- O J Newby MNAEA
- J E Reynolds BA (Hons) MRICS
- R L Cordingley BSc FRICS FAAV
- J C Drewniak BA (Hons)

**Associates**

N Lawrence

