



Trafalgar House Piccadilly, York YO1 9QP

welcome to

Trafalgar House Piccadilly, York

A beautifully presented, two bedroom apartment located within the historic Bar Walls. Trafalgar House is located a short 5 minute walk to Parliament Street, the centre of the city, which has a large choice of shops, amenities and eateries.



Entrance Hall

The entry hall to the property has laminate flooring, a storage cupboard and an electric radiator.

Lounge/ Diner

17' 9" x 10' 1" (5.41m x 3.07m)

A lounge/diner which is open to the kitchen with laminate flooring, a built in seating area, a window to the rear of the property, an electric radiator, an electric fireplace and a tv point.

Kitchen

12' 1" x 8' 2" (3.68m x 2.49m)

A modern, fitted kitchen with wall/base units, an integrated dishwasher, an integrated fridge/freezer, an integrated microwave, a electric hob and plumbing for a washing machine.

Bedroom One

16' 11" x 8' 7" (5.16m x 2.62m)

A great size bedroom with carpeted floors, an electric radiator and a Juliet balcony.

Bedroom Two

16' 10" x 6' 10" (5.13m x 2.08m)

The second double bedroom has carpeted floors and a window looking over the rear of the property.

Shower Room

The shower room has a w.c, a wash hand basin, a towel radiator, an extractor fan, a shower cubicle and built in storage.

Exterior

The apartment building offers lovely communal gardens and one allocated parking space.



This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.



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Trafalgar House Piccadilly, York

- AN IMMACULATELY PRESENTED, TWO BEDROOM APARTMENT
- IN THE HEART OF THE CITY CENTRE, A 5 MINUTE WALK FROM PARLIAMENT STREET
- SECURE, UNDERGROUND PARKING
- A MODERN KITCHEN WITH INTEGRATED APPLIANCES
- SPACIOUS INTERIORS THROUGHOUT

Tenure: Leasehold EPC Rating: Awaited

£280,000



Please note the marker reflects the postcode not the actual property

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This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 1999. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
YOR108548 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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