



Flat 5 28 Pavement
York YO1 9UP

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£250,000

A spacious two double bedroom, two bathroom apartment set within this converted period property in a fabulous, central location opposite The Shambles in the heart of the City. With shops, bars and restaurants close by you really are spoilt for choice. The property offers a large bright lounge, opening through to the dining area and kitchen, its the perfect space for entertaining. A property with many options - Long term rental, holiday lets or a permanent City Centre pad! To really appreciate the size of this property, call now to book a viewing.

Council Tax Band B
EPC Rating D

Communal Entrance

Entrance door. Door release button. Stairs to the first floor.

Entrance Lobby

3'11" x 2'7" (1.20 x 0.79)

Door to Lounge and bedroom two.

Bedroom Two

14'7" x 9'4" (4.47 x 2.85)

Two wooden sash windows. Radiator.

Lounge

20'2" x 14'11" (6.16 x 4.57)

A spacious lounge and light living space, which opens through to the dining area. Three wooden sash windows. Two feature alcoves. Two Radiators.

Dining area

18'3" x 7'5" (5.58 x 2.28)

The dining area is spacious, with plenty of space for a dining table and chairs. Opening through to the kitchen and also providing access to the bathroom and main bedroom. Radiator.

Kitchen

13'5" x 6'0" (4.09 x 1.83)

With high and low level units and coordinating worktops offering plenty of storage. Integrated oven with hob and extractor over. Integrated fridge freezer, dishwasher and washing machine. Sink and drainer. Radiator.





Bathroom

10'0" x 5'0" (3.06 x 1.54)

Fitted with a three piece suite comprising; Shower cubicle, wash hand basin and toilet. Towel Radiator. Extractor fan. Cupboard housing boiler.

Bedroom One

19'6" x 11'1" (5.96 x 3.40)

Wooden sash window. Radiator. Door to ensuite shower room.

Ensuite

7'7" x 3'11" (2.33 x 1.21)

Fitted with a three piece suite comprising; Shower cubicle, wash hand basin with vanity unit and toilet. Extractor fan. Towel radiator.

Material Information

This information has been obtained from our Vendor/ Landlord, through local information, and verified sources where available. Every effort has been made to ensure this information is accurate and clear.

Council Tax Band of the property is B. The Local Authority is the City of York Council
The property Electricity Supplier is Northern Power Grid.

Water is supplied by Yorkshire Water. The property is connected to the main sewage system operated by Yorkshire Water.

The property has an electric boiler which supplies the heating and hot water.

The broadband and mobile phone signal can be checked via the Ofcom checker facility at checker.ofcom.org.uk

Leasehold Information

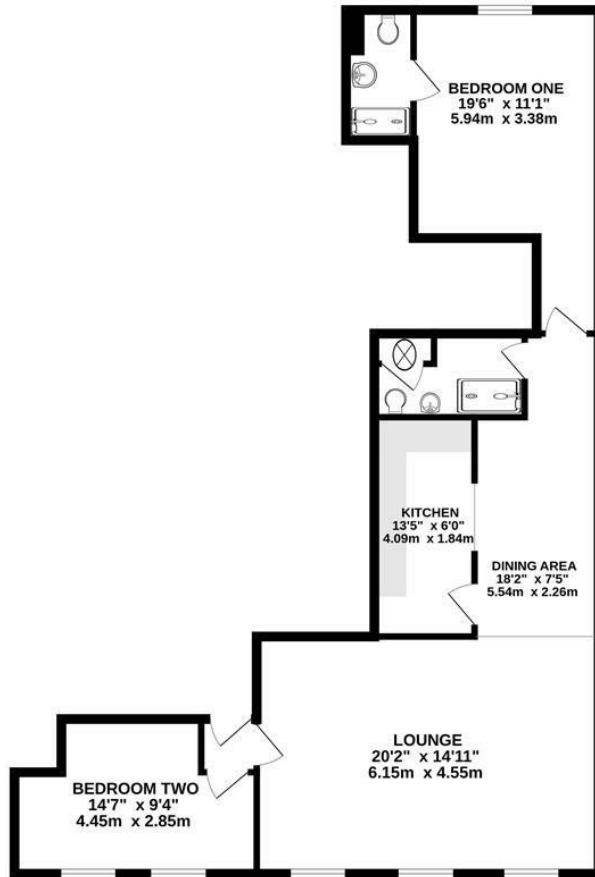
We are advised that the property is leasehold, details below.

- * The 150 year lease commenced in 2007, there are 133 years remaining.
- * The current ground rent charge is £50 PA.
- * The current service charge is £1423.68 please note this does not include the Insurance premium which is subject to change and calculated separately.
- * Holiday lets are permitted.
- * No pets are permitted unless permission is gained from the landlord.
- * No external television, radio or satellite dishes are to be erected.

This information would need to be verified by your solicitor. A copy of the lease is available upon request. Sorry no holiday lets.



GROUND FLOOR
876 sq.ft. (81.3 sq.m.) approx.



TOTAL FLOOR AREA : 876 sq.ft. (81.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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