



4 St. Oswalds Court  
Fulford, York YO10 4QH

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**£215,000**

We are delighted to bring to market this lovely ground floor apartment, nestled away from the road in St Oswalds Court. When entering the property through the hallway you will find; Lounge/kitchen with French doors leading into the communal grounds, two bedrooms and a bathroom. The property is the perfect investment, first time home or downsize, with many plus points, one of them being the sought after location of Fulford, which is close to many amenities, good access links and bus routes. Call now to book your viewing 01904 631631.

EPC Rating C  
Council Tax Band C

**Entrance Hallway**

Entrance Door. Storage heater. Storage cupboard which also houses the hot water tank. Entry phone system.

**Lounge**

12'10 x 11'2 (3.91m x 3.40m)

Storage heater. UPVC doors into the communal gardens. Opens into the kitchen.

**Kitchen**

11'2 x 5'10 (3.40m x 1.78m)

Fitted with both high and low-level units with coordinating worktops. Space for tall fridge freezer. Space and plumbing for washing machine. Built in oven with 4 ring hob and extractor hood above. Bowl and half sink with drainer.

**Bedroom One**

14'1 x 9'11 (4.29m x 3.02m)

Wardrobe. Electric heater. UPVC window.





### Bedroom Two

11'11 x 8'9 (3.63m x 2.67m)

Storage heater. UPVC window.



### Bathroom

5'10 x 5'10 (1.78m x 1.78m)

Tiled three piece suite comprising; Bath with shower over, wash hand basin and toilet. Extractor fan. Heated towel rail.

### Outside

Well maintained communal gardens.

The property is offered with one allocated parking space.

### Leasehold Information

We have been advised of the following:

- \* Lease length: 999 years from 2001.
- \* Ground Rent payable: Peppercorn
- \* Service charge payable twice yearly of £748.00

All information to be verified by the solicitors.

### 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 C. The Local Authority is the City of York Council. The property Electricity Supplier is Northern Power Grid.

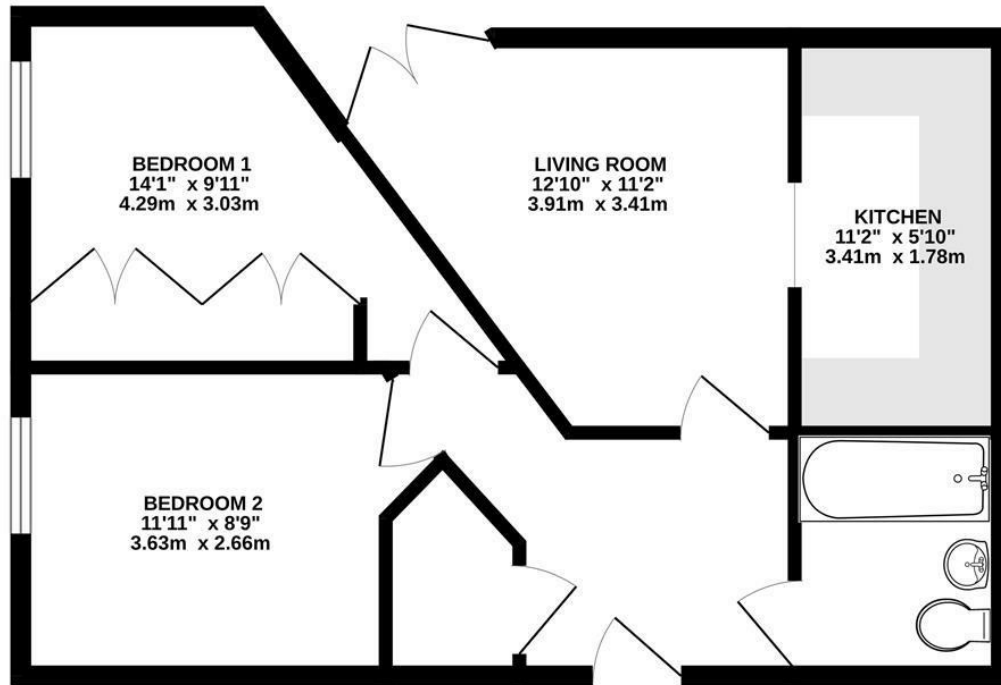
Water is supplied by Yorkshire Water. The property is connected to the main sewage system operated by Yorkshire Water.

The property has electric storage heaters which supplies the heating. There is a water cylinder which supplies the hot water.

The broadband and mobile phone signal can be checked via the Ofcom checker facility at [checker.ofcom.org.uk](http://checker.ofcom.org.uk)



GROUND FLOOR  
496 sq.ft. (46.1 sq.m.) approx.



4 ST OSWALDS COURT

TOTAL FLOOR AREA: 496 sq.ft. (46.1 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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