



29 Ramsey House
St John's Walk, York YO31 7SG

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7SG
£235,000

Ramsey House is located in the picturesque St Johns Walk. The apartment boasts a spacious open plan lounge and kitchen, perfect for entertaining guests. With two bedrooms and two bathrooms, this property offers ample space for comfortable living. The property provides the convenience of parking for one vehicle with visitor spaces available, ensuring you never have to worry about finding a spot. The tree-lined surroundings create a peaceful atmosphere on a very well tended development.

One of the highlights of this property is it's proximity to the City, allowing for easy access to all amenities and attractions. With no onward chain the property is sure to be popular to many, call now for a viewing!

EPC Rating C
Council Tax Band C

Communal Entrance
Stairs to first floor. Post boxes.

Entrance Hallway
Entry phone system. Door to further rooms. Electric panel heater. Door to cupboard housing hot water cylinder.

Open Plan Lounge
13'4 x 11'5 (4.06m x 3.48m)
Aluminum corner windows with views of the River Foss and communal gardens. Electric panel heater.

Kitchen Area
13'1 x 5'5 (3.99m x 1.65m)
Fitted with high and low level units and coordinating worktops. Built in oven with hob and extractor hood over. Built in fridge freezer. Space and plumbing for washing machine. Sink and drainer unit. Electric panel heater. Window.





Bedroom One

10 x 9'4 (3.05m x 2.84m)

Electric panel heater. Aluminum window. Door to ensuite.

Ensuite shower room

6'2" x 5'4" (1.90 x 1.64)

Fitted with a three piece suite comprising; Shower cubicle, wash hand basin and toilet. Heated towel rail. Extractor fan.

Bedroom Two

9'4 x 8 (2.84m x 2.44m)

Aluminum window. Electric panel heater.

Bathroom

7'1" x 5'4" (2.18 x 1.64)

Fitted with a three piece suite comprising; bath, wash hand basin and toilet. Extractor fan. Heated towel radiator.

Communal Gardens

The apartment lies in an attractive development which is tree lined on the approach. A sweeping driveway provides off street parking including visitor bays. Communal bins and bike stores are dotted around the development.

Leasehold Information

We are advised that the ground rent is currently £288 per annum. The service charge is £786.86 per annum.

We are further informed that the 125 year lease began in 2009.

This information would need to be verified by a solicitor.

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

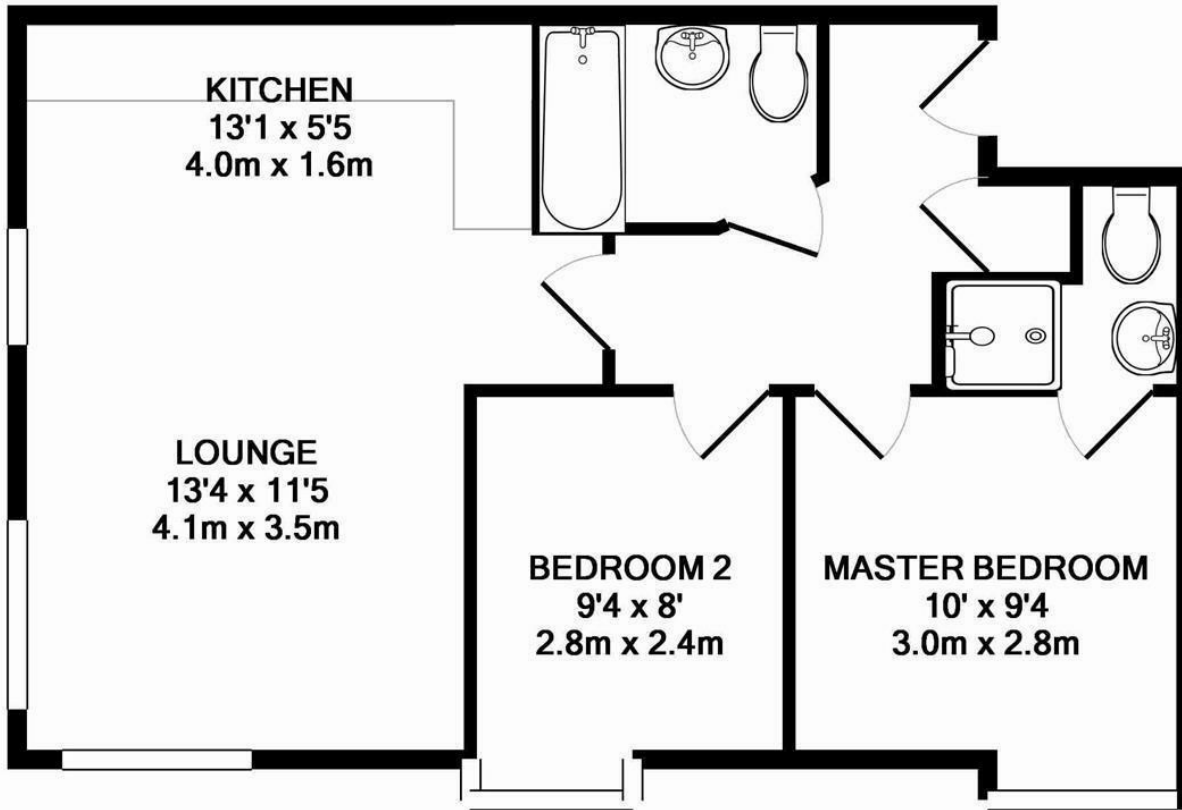
The property Electricity Supplier is Northern Power Grid.

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

The property has electric panel heaters and a hot water cylinder.

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

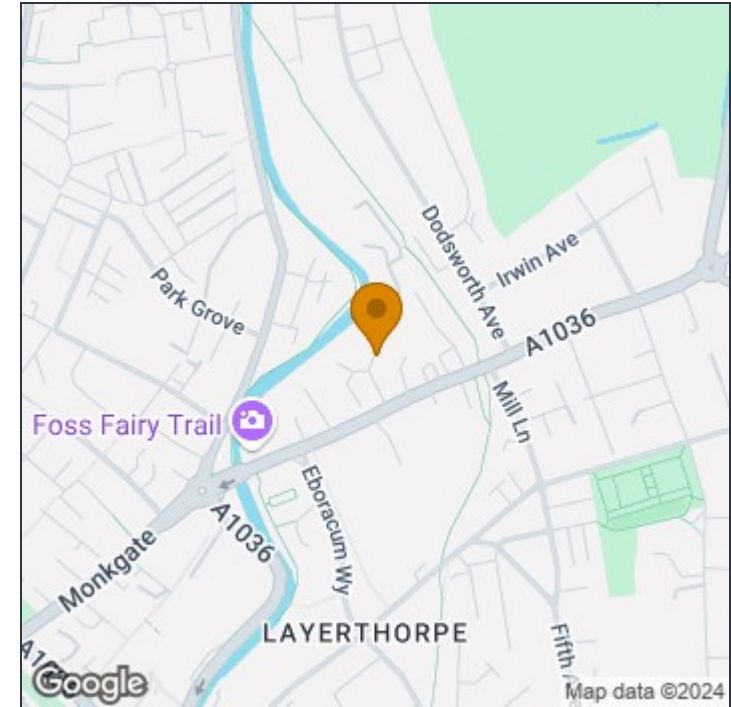




TOTAL APPROX. FLOOR AREA 539 SQ.FT. (50.1 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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