



26 Neptune House,  
Olympian Court  
York YO10 3UD





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**£200,000**

We are delighted to bring to market this lovely two bedroom apartment set on the popular development of Olympian Court, with the benefit of no forward chain and an allocated parking space!

Situated in a prime location, this apartment offers the best of city living with easy access to local amenities, shops, transport links and a shorty walk to the University. The apartment is positioned on the ground floor and offers; Open plan lounge with modern kitchen, two bedrooms and modern fitted shower suite.

Don't miss out on the opportunity to purchase your next home or investment. Call now for a viewing!



**Communal Entrance**

Communal door leads into the main building, the apartment can be found on the ground floor.

**Entrance Hallway**

Doors into further rooms. Radiator. Entry phone.

**Open Plan Lounge / Kitchen**

19'1 x 12'9 (5.82m x 3.89m)

A light and spacious room with 3 UPVC windows over looking the green space. Two radiators.



The kitchen area has both high and low-level modern units with co-ordinated work surfaces. The breakfast bar has space for seating. Built in oven with hob and extractor hood over. Sink and half bowl with drainer unit. Space and plumbing for washing machine and dishwasher. Space for fridge freezer. Cupboard housing boiler.







### **Bedroom One**

18'4" x 9'2" (5.6 x 2.8)

UPVC window. Radiator. The bedroom has been fitted with hanging rails and shelves to create a walking in wardrobe space.

### **Bedroom Two**

11'6" x 7'8" (3.51m x 2.34m)

UPVC window. Radiator.

### **Shower Room**

6'9" x 6'0" (2.08 x 1.85)

A modern fitted suite comprising walk-in shower cubicle, toilet and wash hand basin with vanity unit. Heated towel rail. Mirror.

### **Communal Outside**

With allocated parking space, communal bike and bin store for each block.

Communal green space for all to use, great for the summer months.

### **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 a combi 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](http://checker.ofcom.org.uk)

### **Leasehold Information**

The below information would need to be verified by a solicitor. Sorry - Holiday letting is not permitted

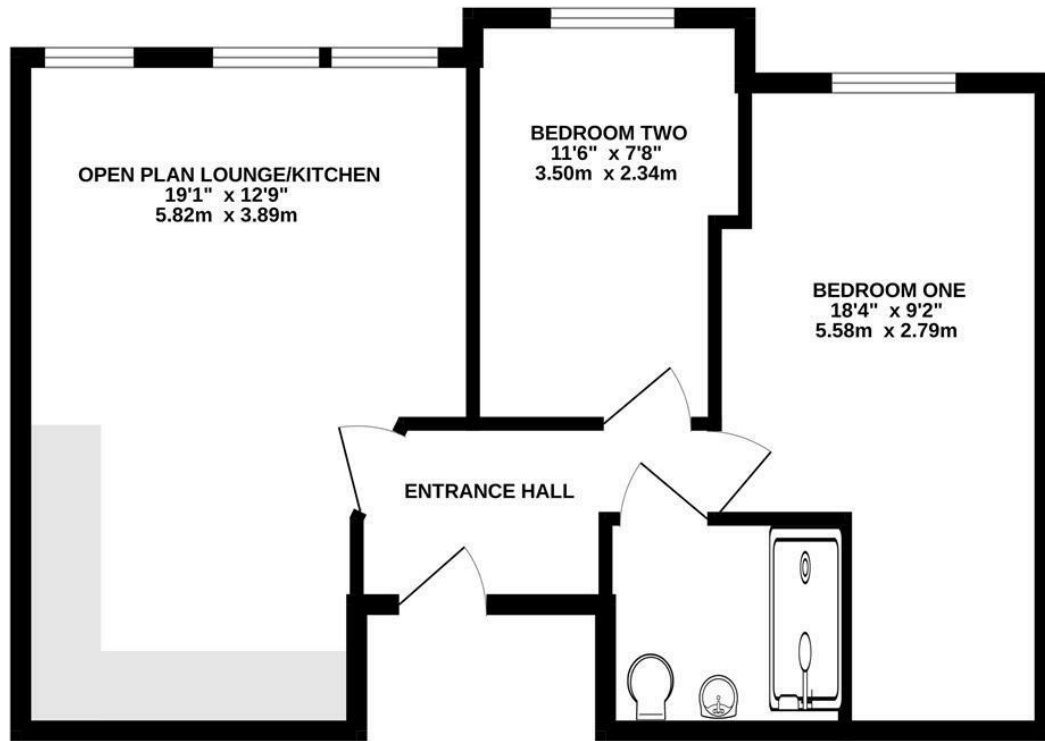
We are advised that the ground rent is approx. £100 per annum.

The service charge is approx. £1700 per annum.

We are further informed that the 125 year lease began in January 2003.

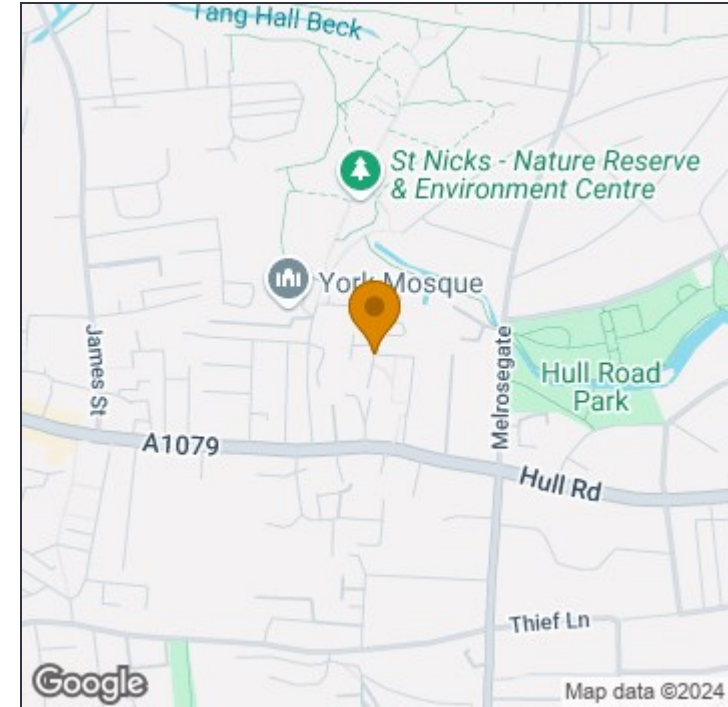


GROUND FLOOR  
528 sq.ft. (49.1 sq.m.) approx.



TOTAL FLOOR AREA : 528 sq.ft. (49.1 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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