



20 Ramsey House St.  
Johns Walk  
York YO31 7SG



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**20 Ramsey House**  
**St. Johns Walk**  
**York YO31 7SG**

**£199,000**

Ramsey House is located in the picturesque St Johns Walk which is an attractive development tree lined on the approach.

The apartment is located on the ground floor and boasts a spacious open plan lounge and kitchen, perfect for entertaining guests. With two bedrooms and bathroom, this property offers ample space for comfortable living.

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**

When entering the building turn left and the apartment is located through the door on the ground floor. Post boxes. Secure entry system.

**Entrance Hallway**

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

**Open plan lounge/kitchen**

**24'1 x 11'11 (7.34m x 3.63m)**

Fitted with modern wall and base units and coordinating worktops. Sink and drainer unit. Space and plumbing for washing machine. Space for dishwasher. Oven with electric hob and extractor hood over. Built in fridge freezer.

To the lounge area there are two full height Aluminum windows and electric panel heater.

**Bedroom One**

**13'9 x 8'2 (4.19m x 2.49m)**

Aluminum window. Electric panel heater.





#### Bedroom Two

13'9 x 5'9 (4.19m x 1.75m)

Aluminum window. Electric panel heater.

#### Bathroom

Fitted with a three piece suite comprising; bath with shower over, wash hand basin and toilet. Heated towel rail.

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

#### Additional Information

The property is currently tenanted on a fixed term AST with an end date of the 15th September 2025. The property is achieving £1100.00pcm

Communal bins and bike stores are dotted around the development.

There is no allocated parking for this property. Visitor spaces are dotted around the development.

#### Leasehold Information

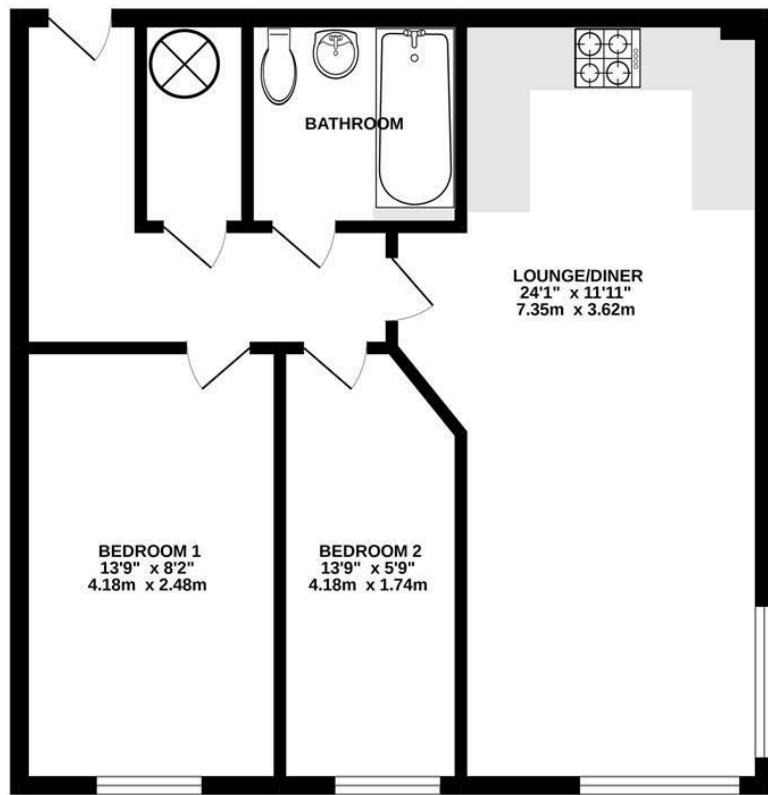
We are advised that the ground rent is currently £386.88 per annum. The service charge is £738.00 per annum.

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

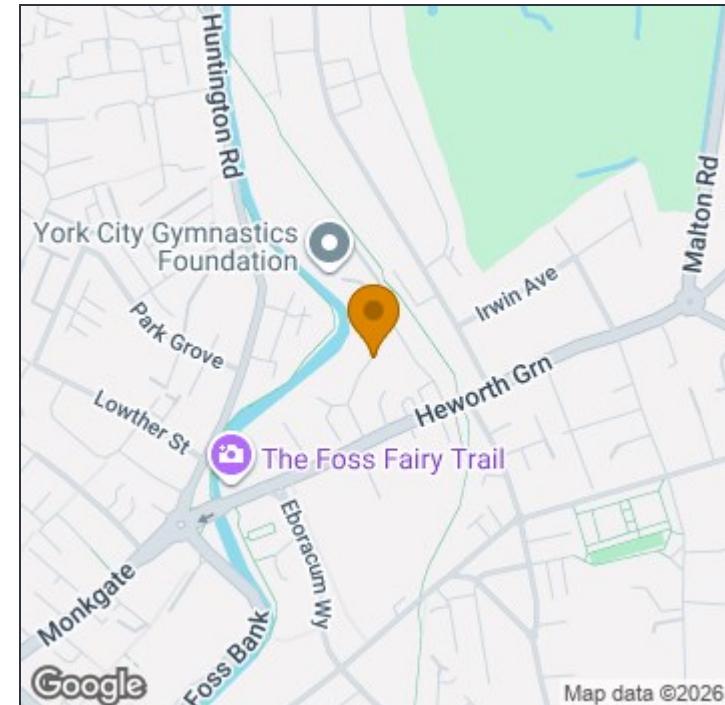
This information would need to be verified by a solicitor.



GROUND FLOOR  
563 sq.ft. (52.3 sq.m.) approx.



TOTAL FLOOR AREA - 563 sq ft. (52.3 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 condition or working order can be given.  
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6 Walmgate, York, YO1 9TJ

t: 01904 631631 e: [homes@quantumestateagency.com](mailto:homes@quantumestateagency.com) [www.quantumestateagency.com](http://www.quantumestateagency.com)