



27 Trafalgar House, Piccadilly  
York YO1 9QP

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Piccadilly  
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**£265,000**

We are delighted to bring to market another great opportunity to purchase in Trafalgar House, located on Piccadilly. The apartment offers city living and boasts a prime location with easy access to all the amenities and attractions that York has to offer.

Upon entering, you are greeted by a spacious open plan lounge and kitchen area, two double bedrooms, each with charming Juliette balconies that allow natural light to flood in, creating a bright and airy atmosphere throughout.

The property has secure gated parking and communal gardens with seating - what's not to like!  
With no forward chain, this apartment is ready and waiting for its new owners to move in and make it their own.

EPC Rating B  
Council Tax Band C

**Communal Entrance**  
Entrance door to main stairwell. Post boxes.

**Apartment Entrance Hallway**  
Doors to further rooms Electric heater. Door to storage cupboard which also houses the hot water cylinder.

**Lounge**  
15'6" x 10' (4.72m x 3.05m)  
UPVC window. Electric storage heater. Opening through to the kitchen area.

**Kitchen**  
10'1" x 8'1" (3.07m x 2.46m)  
Fitted with high and low level units and coordinated worktops. Built in fridge freezer, dishwasher and washing machine, Built in oven with electric hob and extractor hood over. Tiled floor.





### **Bedroom One**

14'1 x 8'9 (4.29m x 2.67m)

UPVC double doors to Juliette balcony.  
Electric storage heater.

### **Bedroom Two**

14'1 x 6'8 (4.29m x 2.03m)

UPVC double doors to Juliette balcony.  
Electric storage heater.

### **Bathroom**

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

### **Communal Outside Space**

Piccadilly Plaza is a central apartment block  
which offers a lovely communal courtyard  
with mature shrubs and trees, there is also a  
pergola seating area offering shade and  
privacy. A quiet space to unwind after a long  
day.

The gated secure underground parking can  
be accessed directly with a fob. The bins  
are located within this area.

### **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 hot water cylinder and  
electric storage heaters.

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

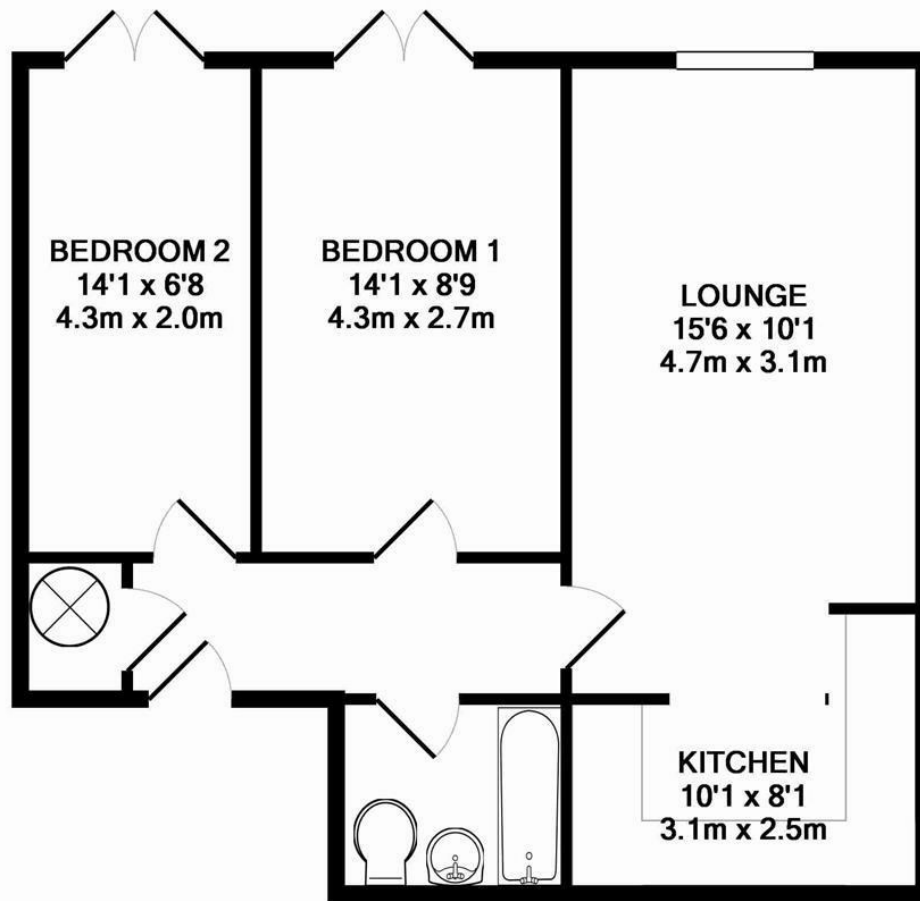
### **Leasehold Information**

We have been advised of the following  
charges, this will need to be verified by a  
solicitor.

Approximate total service charge £1970.96  
per annum which includes the building  
insurance.

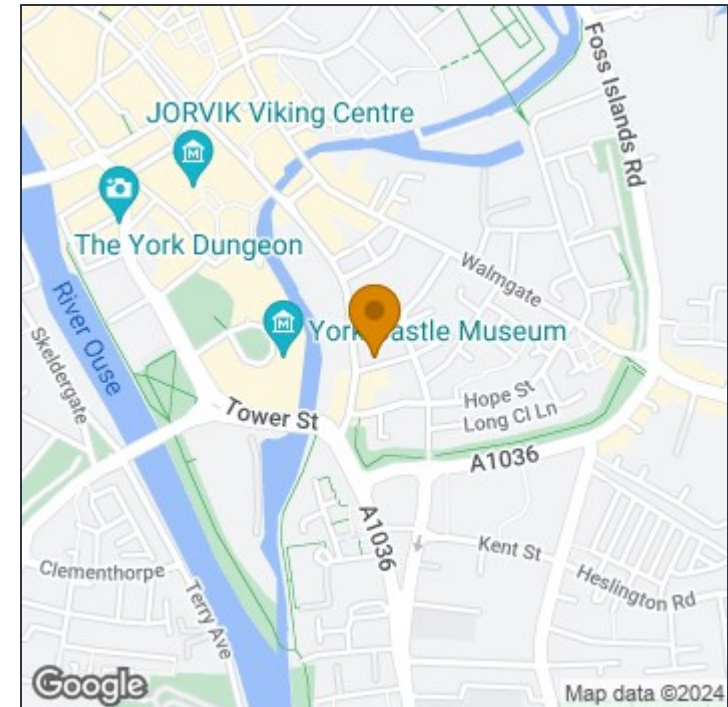
Ground Rent £100 per annum  
125 years from 1 January 1999





TOTAL APPROX. FLOOR AREA 553 SQ.FT. (51.4 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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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of or representation of fact (especially if a substantial journey is required to view the property), but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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