



27 Trafalgar House, Piccadilly
York YO1 9QP

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Piccadilly
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£230,000

Offered with NO FORWARD CHAIN this property is bound to appeal to many! We are delighted to bring to market Trafalgar House, located on Piccadilly. The apartment offers city living and boasts a prime location, with SECURE GATED PARKING and communal gardens with seating!

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.

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

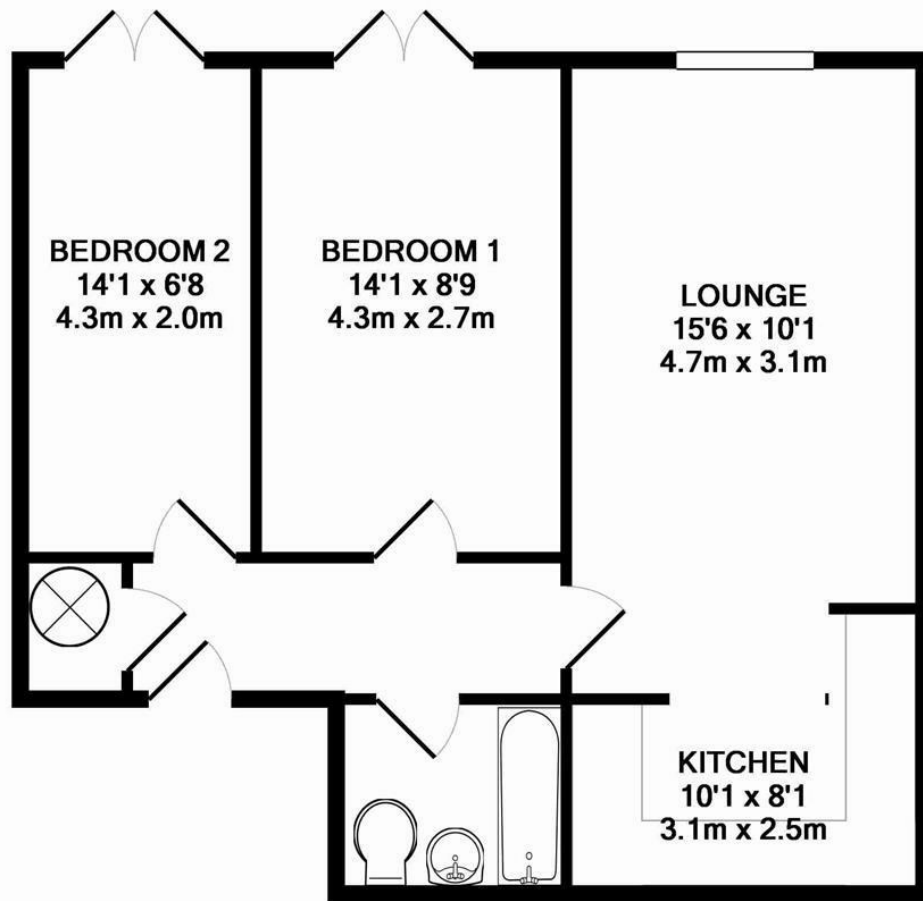
Leasehold Information

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.

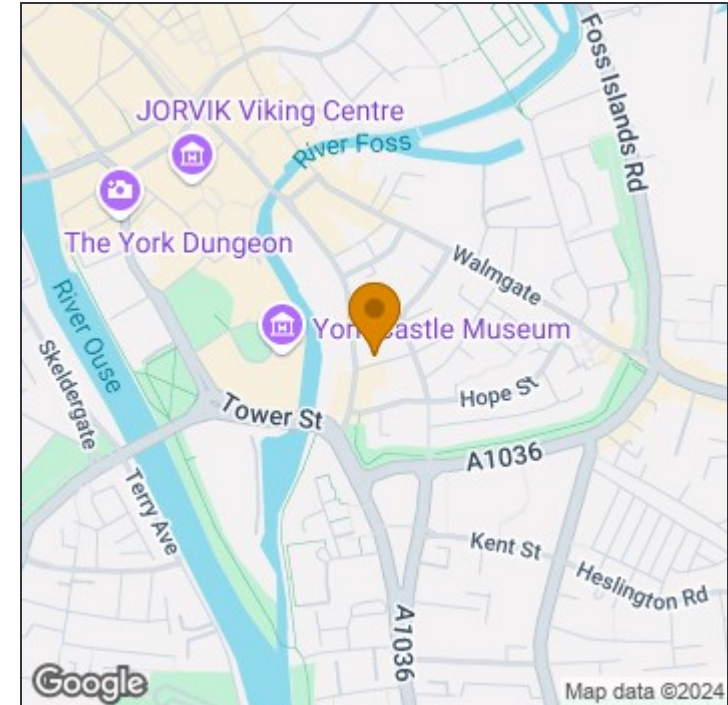
Ground Rent £100 per annum
125 years from 1 January 1999





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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