



8a St. Chads Wharf  
York, YO23 1LX  
Guide Price £400,000





**NO ONWARD CHAIN!** A superb riverside ground floor apartment within this highly sought after development complete with parking, delightful communal gardens, two double bedrooms and two bathrooms. This well cared for property is sure to appeal to a range of buyers and is conveniently located for Bishopthorpe Road, the river Ouse and the outer ring road. Accessed via a secure communal hallway the internal accommodation comprises entrance hall, 16ft lounge, kitchen/dining room with fitted appliances, master bedroom with 3 piece en-suite shower room, second double bedroom and a 3 piece shower room. Paved area to the rear looking towards the river surrounded by well kept communal gardens, shared storage areas and a designated parking space. An accompanied viewing of this very impressive property is highly recommended.

### Communal Hallway

### Entrance Hallway

Single panelled radiator, power points, large storage cupboard, carpeted flooring

### Lounge

Double glazed window and sliding door on to rear patio, two double panelled radiators, carpeted flooring, TV point, power points

### Kitchen/Dining Room

Fitted wall and base units with countertops, one and half bowl sink and draining board with mixer tap, built-in gas hob and electric oven, integrated fridge/freezer, dishwasher and washer/dryer, double glazed windows to front and side, vinyl flooring, recessed spotlights, wall mounted gas combination boiler, double panelled radiator

### Master Bedroom

Double glazed windows to rear, fitted wardrobes. double panelled radiator, carpeted flooring, power points







### **En-suite**

Walk-in corner shower cubicle, tiled walls, low level WC, wash hand basin, double panelled radiator, vinyl flooring

### **Bedroom 2**

Window to rear, fitted wardrobes, double panelled radiator, built-in 'Murphy' style wall bed, carpeted flooring, power points

### **Shower Room**

Walk-in shower area with 'Aqua boarding', wash hand basin, low level WC, towel radiator, extractor fan, recessed spotlights

### **Outside**

Dedicated parking space, brick built store, communal gardens, rear patio, secure gate to riverside paths

### **Note:**

Ground Rent: £0

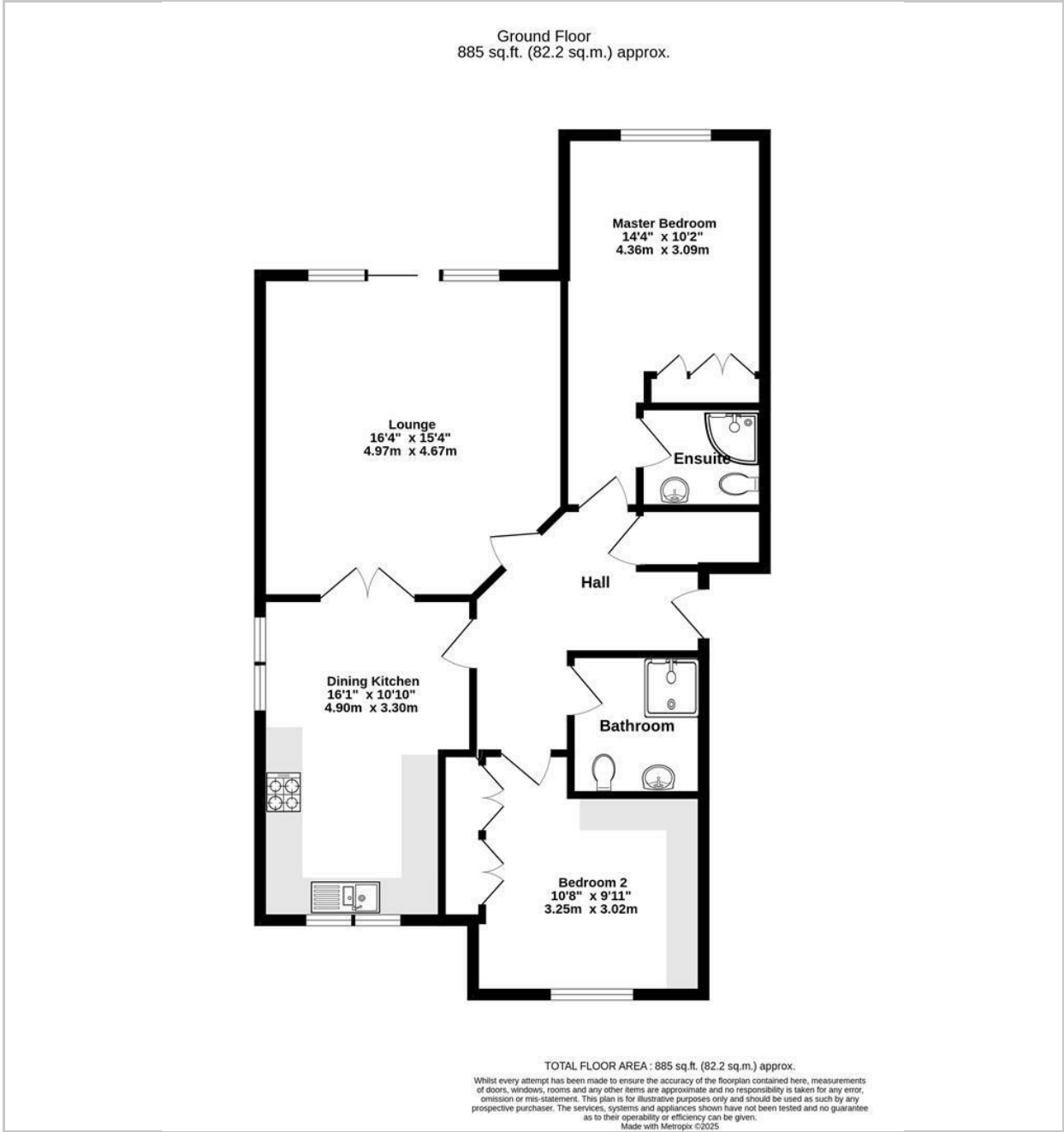
Service Charge £1,973.03 per annum

Lease term 999 years from the first day of January 2000

No holiday lets allowed

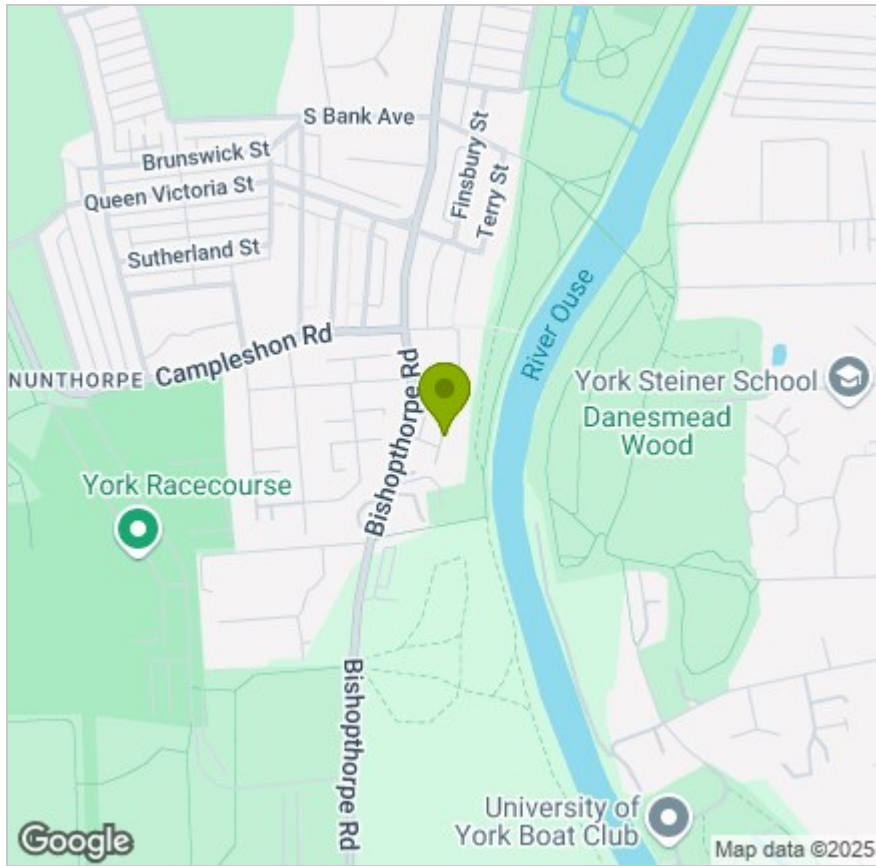


FLOOR PLAN



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LOCATION



EPC

