

Apartment 13 Curlew House Elvington Terrace

York, YO10 3DG

**Guide Price £195,000**





A SUPERB 2 BEDROOM APARTMENT FORMING PART OF THIS MODERN DEVELOPEMNT JUST OUTSIDE THE CITY WALLS WITHIN A FEW MINUTES WALK OF YORK'S MANY CITY CENTRE AMENITIES. The property would be ideal for either a first time or investor purchase. The property is entered via a secure communal entrance and the well presented and spacious apartment comprises of entrance hallway, large open plan living/dining kitchen with full range of modern fitted units and integrated appliances. There is one designated parking space for the Apartment.

### Hallway

### Lounge

17'1" x 13'1" (5.23m x 4.01m)

### Kitchen/Diner

13'1" x 10'9" (4.01m x 3.30m)

### Bedroom 1

11'0" x 9'1" (3.36m x 2.79m)

### Bedroom 2

10'8" x 8'9" (3.26m x 2.67m)

### Bathroom

### Designated Parking Space

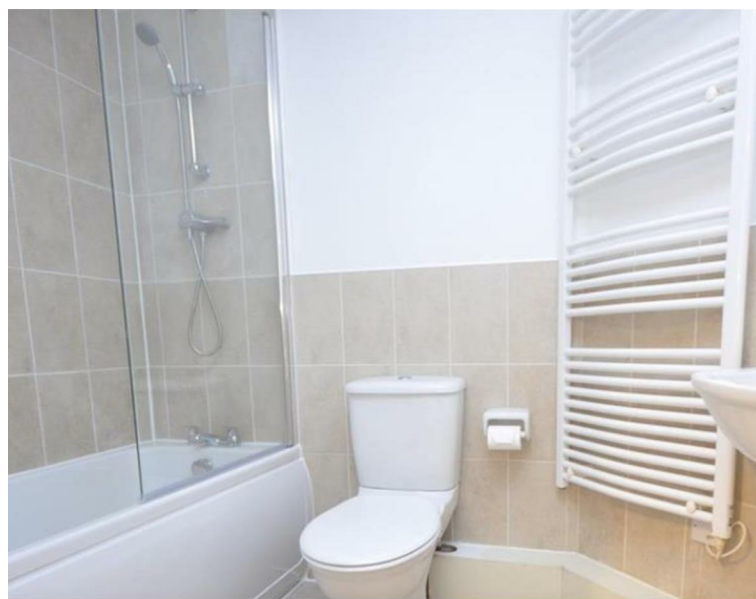
### Leasehold Information

125 Years with 103 years remaining

Service Charge £2201 per annum

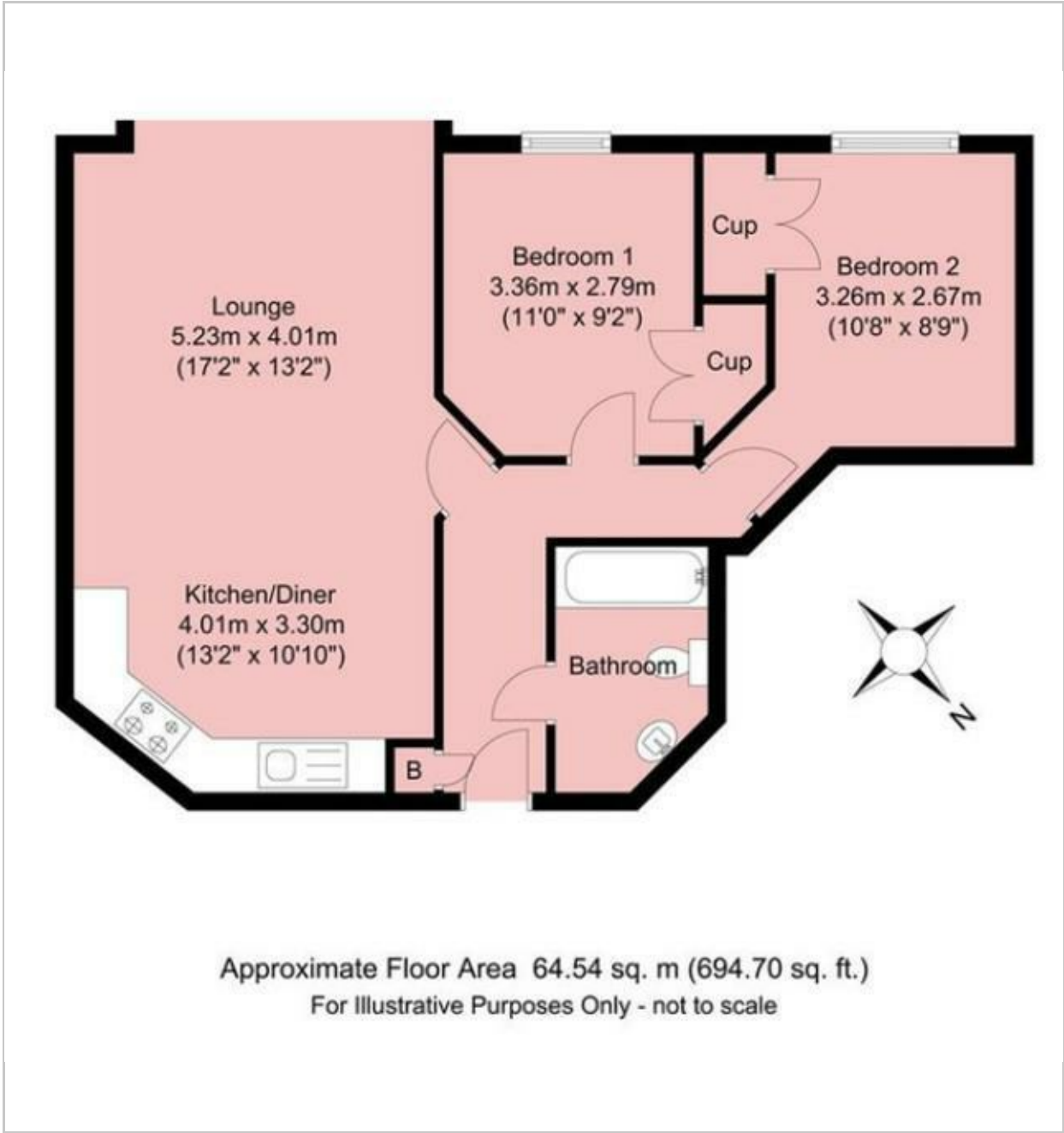
Ground Rent £233 per annum



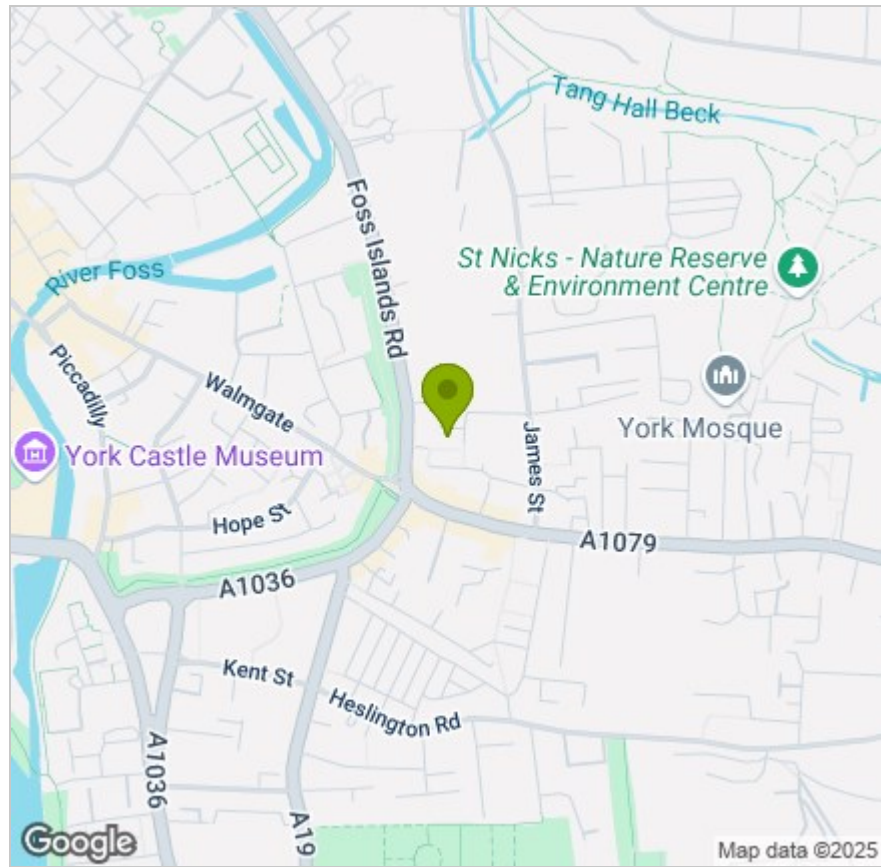




FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	84	86
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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 representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.