



37 Olympian Court  
York, YO10 3UD

Offers Over £250,000



**SUPERB LARGER THAN AVERAGE TOP FLOOR APARTMENT BOASTING OVER 1,000 SQ FT AND READY TO VIEW!**  
 Churchills are delighted to offer for sale this impressive 3rd floor apartment located in this central and convenient location of Olympian Court, just off Lawrence Street and close to York University, the history city centre as well as popular shops and amenities. The well cared for bright and airy living accommodation comprises; entrance hallway, 20ft lounge, upgraded dining/kitchen with fitted appliances, two large double bedrooms and impressive three piece shower room. To the outside is a designated parking space, bin/bike storage, communal gardens and additional visitor areas. An internal viewing is highly recommended.

### **Communal Hallway**

### **Entrance Hall**

Entrance door, tiled flooring, large storage cupboard, power points, telephone socket, fibre broadband point

### **Lounge**

Four Velux windows to rear, double paneled radiator, carpet, power points

### **Dining/Kitchen**

Four Velux windows to front, fitted wall and base units with countertop, oven and hob, fridge/freezer, slimline dishwasher, drinks cooler, double radiator, wall mounted gas combination boiler, power points

### **Bedroom 1**

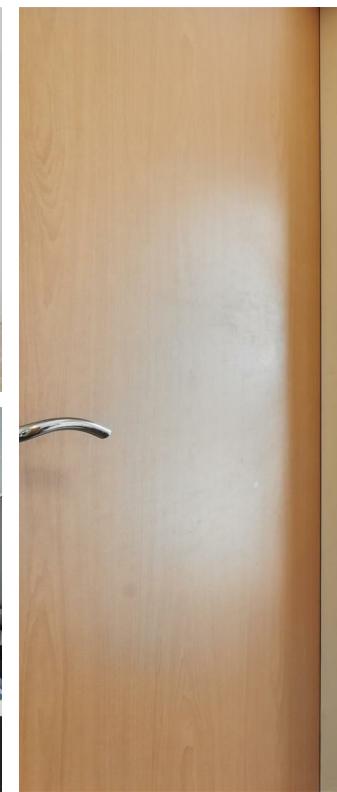
Two Velux windows to front, double panelled radiator, carpeted flooring, power points

### **Bedroom 2**

Velux windows to rear, fitted wardrobes, radiator, carpeted flooring, power points

### **Shower Room**

Walk-in corner shower cubicle, tiled walls, tiled flooring, low level WC, wash hand basin, extractor fan, recessed spotlights, shaver point, towel radiator





### Outside

Designated parking, bin and bike storage, visitor areas, communal gardens

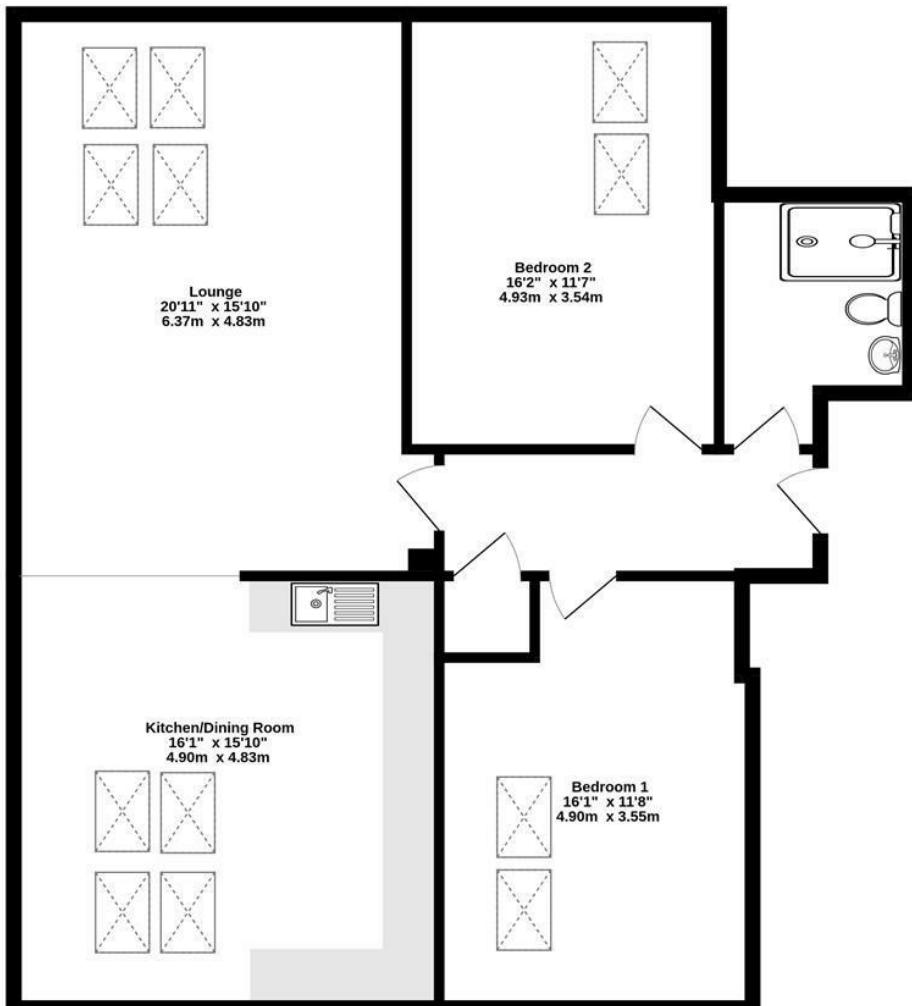
### Lease and Service Charge

To be advised



## FLOOR PLAN

Second Floor  
1066 sq.ft. (99.1 sq.m.) approx.

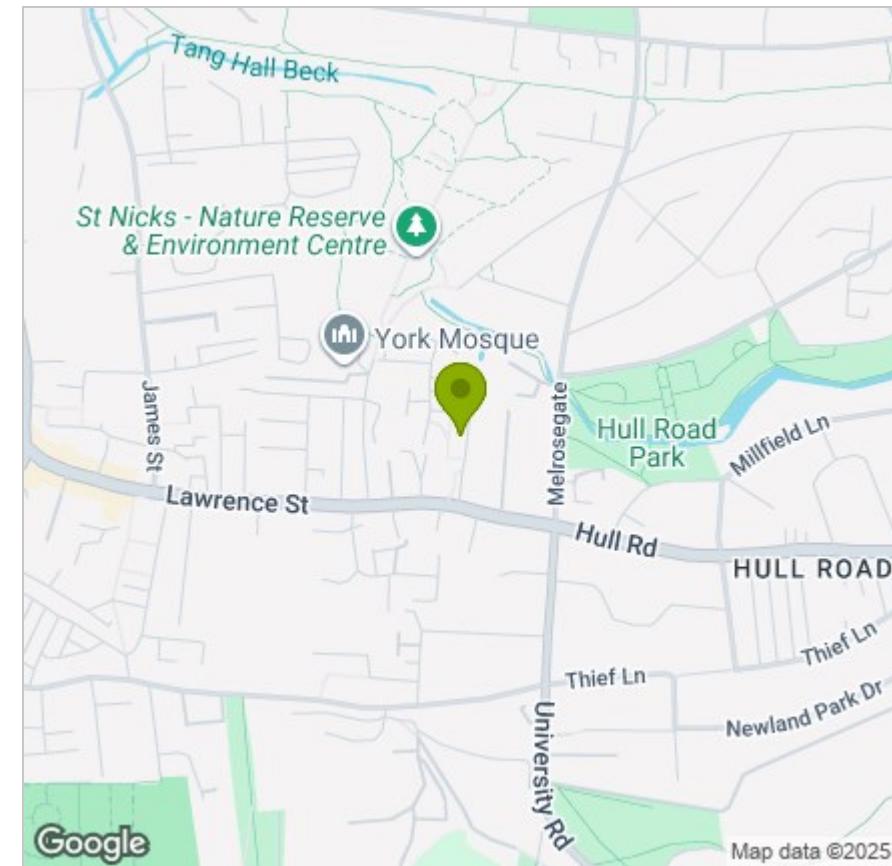


TOTAL FLOOR AREA : 1066 sq.ft. (99.1 sq.m.) approx.

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 operability or efficiency can be given.

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## LOCATION



## EPC

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

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