



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

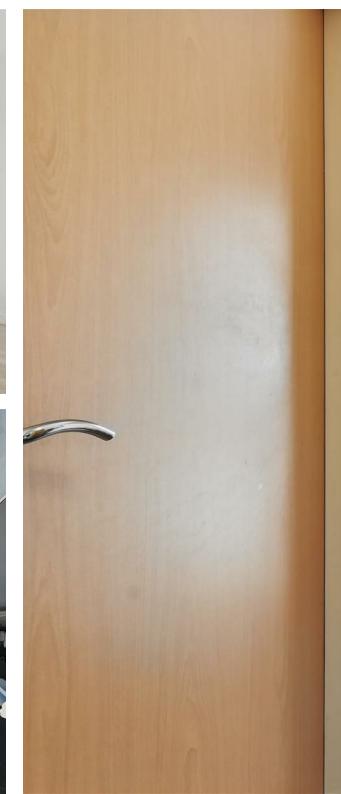
Two Velux windows to front, double panelled radiator, carpeted flooring, power points

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

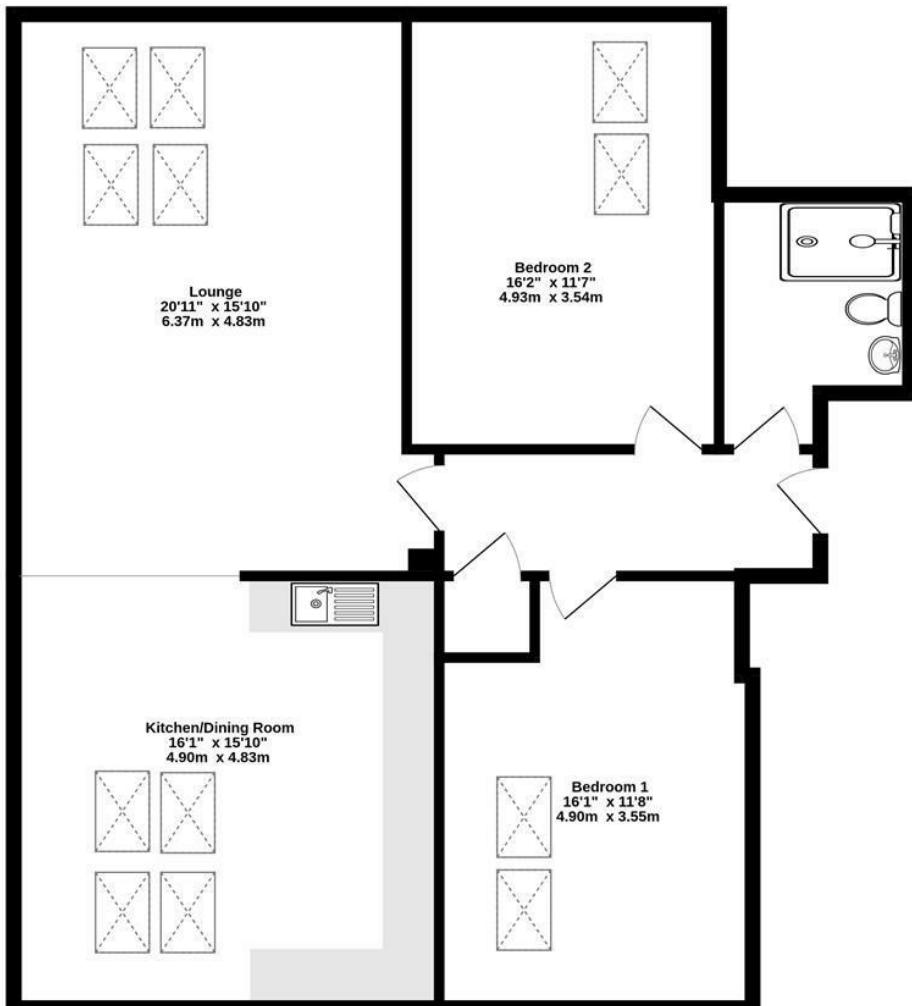
Lease and Service Charge

To be advised



FLOOR PLAN

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

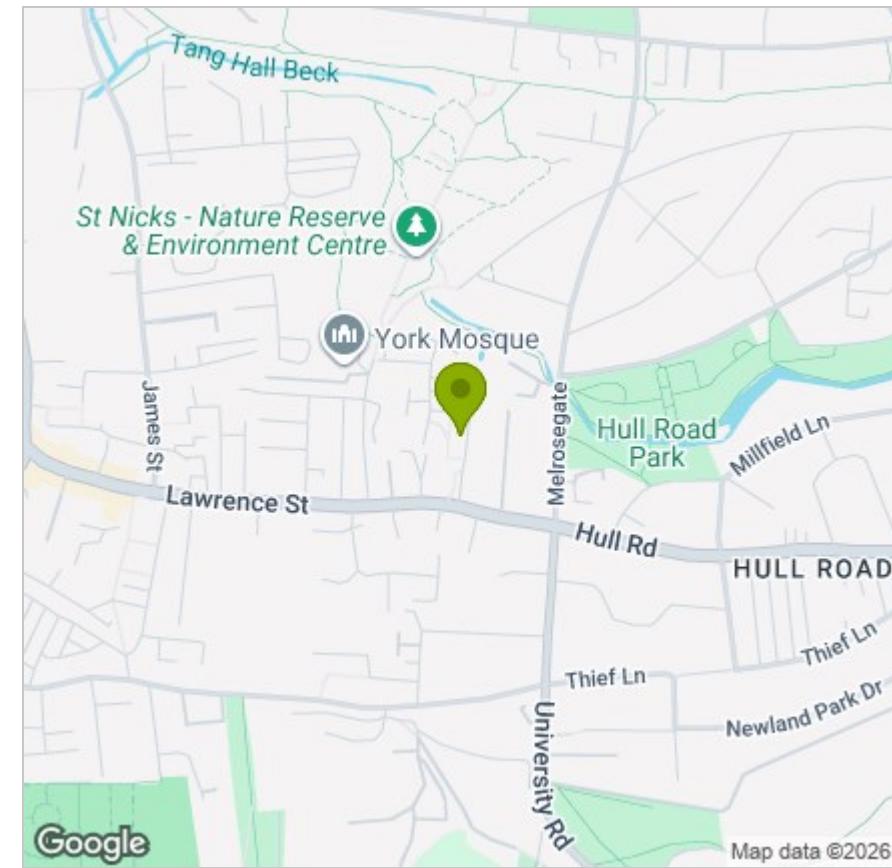


TOTAL FLOOR AREA : 1066 sq.ft. (99.1 sq.m.) approx.

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

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.