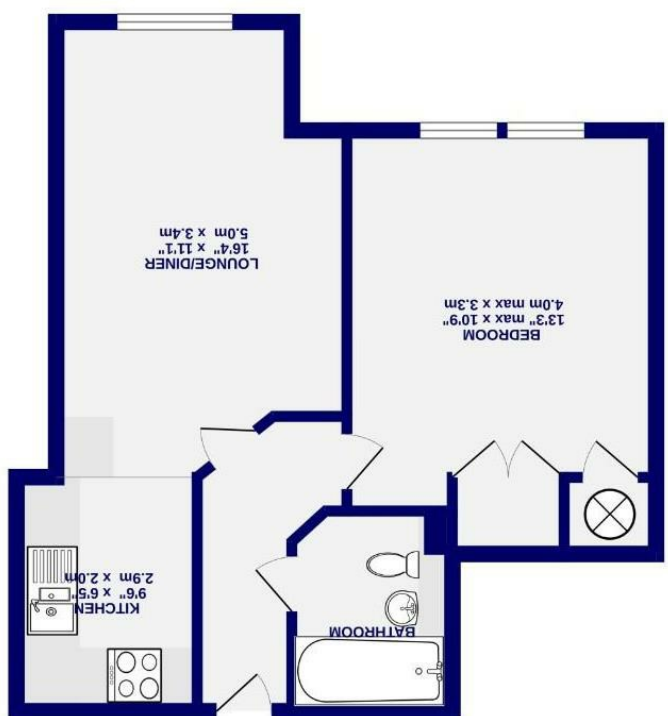


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.



TOTAL FLOOR AREA - 448 sq ft (41.6 sq m) approx.  
 Make every effort to verify the accuracy of the floor area, measurements, dimensions or distances. The area is not intended to be used as a guide only and is not intended to be used as a statement of fact. The area is not intended to be used as a statement of fact. The area is not intended to be used as a statement of fact.



SECOND FLOOR  
 448 sq.ft. (41.6 sq.m.) approx.

# Talbot Court Low Petergate, York YO1 7HZ

Leasehold  
 Council Tax Band - C

- 2nd Floor Apartment
- Views over historic landmark
- Very central location
- Modern Kitchen and Bathroom
- Lifts to all floors
- Ideal second home or investment property
- EPC B



# Talbot Court Low Petergate, York YO1 7HZ

£250,000



08/02/24 \*\*\*Un-expectedly re offered\*\*\*

A stunning one bedroom second floor apartment with lift and stair access, located in a very quiet secure gated award winning development.

Peacefully located just off Low Petergate and ideal for those wanting to be in the heart of central York. The development was the winner of the highly acclaimed York design award 2007.

The communal gardens and courtyard have wonderful views of York Minster and the historic quarter of the city centre, with easy access to shops, bars, restaurants and cafés on its doorstep.

The electric gated entrance with keyfob and entry phone access to the development leads through the courtyard to the communal gardens where the rear apartment block can be found. Access via coded keyfob to the communal entrance foyer with stairs and lift to the second floor.

The apartment has a private entrance hallway leading to a very well presented modern open plan lounge/ dining/ kitchen, a separate bathroom and a good size bedroom with fitted wardrobes. The second (top) floor position overlooking the gardens means the property offers fabulous views of York Minster along with historic Holy Trinity church. The property has been a successful rental property for many years.

Offered with no forward chain, viewing is highly recommended.

Leasehold  
Length of lease - 150 years from 2007 (134 years remaining)  
Ground rent £50 p.a. (paid in 2 instalments of £25.00)  
Ground rent review period: every 25 years  
Service charge £1299 p.a.  
Service charge review period: Annually  
Council Tax Band C

