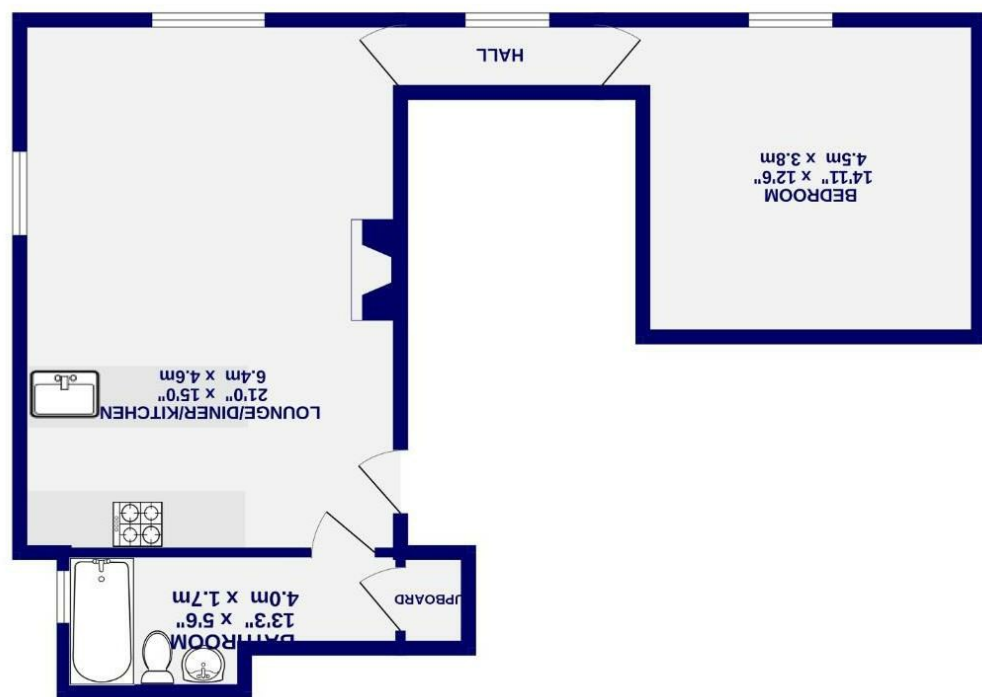


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, 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: 572 sq. ft. (53.2 sq.m.) approx.  
 Whilst every effort has been made to ensure the accuracy of the figures, measurements of rooms and any other areas and appliances, it should be noted that the Government's Land Use Survey of the country has been used as the basis for the figures. The Land Use Survey is based on aerial photography and is not a direct measurement of the land. The figures, therefore, should be used 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.



GROUND FLOOR  
 572 sq. ft. (53.2 sq.m.) approx.

- Large One Bedroom Apartment
- Fantastic Georgian Building
- Large Open Plan Living Area
- Modern Kitchen
- Bathroom
- Less Than A Mile From Minster
- EPC- D

Leasehold  
 Council Tax Band - C

Heworth Croft  
 , York  
 YO31 7SZ



# Heworth Croft

, York  
YO31 7SZ

Offers Over £215,000



A large one bedroom apartment situated in this beautiful Georgian mansion, less than a mile from the city centre.

The apartment has fantastic views over the gardens and enjoys a quiet location for such a central location. The accommodation includes a large open plan living area, with kitchen at one end as well as a large double bedroom and bathroom.

The property offers an ideal investment or first time purchase, offering spacious living accommodation with a wealth of charm and character.

This property does not include parking.

Leasehold  
Length of lease 982  
Ground rent £348.00 per annum  
Ground rent review period- N/A  
Service charge £1440.00  
Service charge review period- Yearly

Council Tax Band- C

