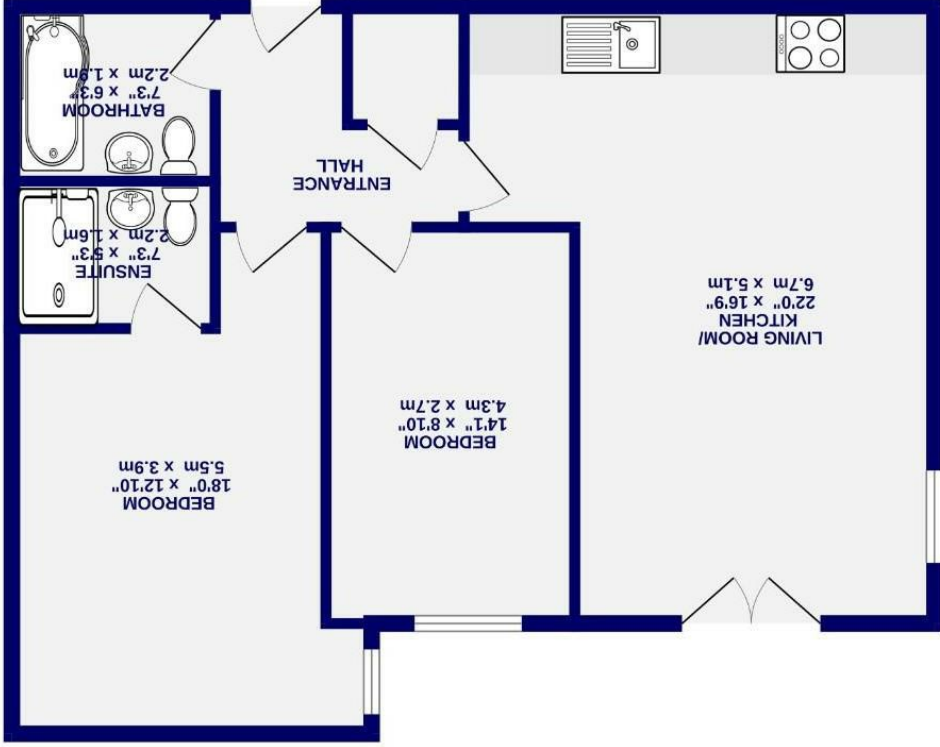


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, 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: 771 sq. ft. (71.7 sq. m.) approx.
 Measurements are taken to the face of the partitions and doors. The area of the common parts and of the roof is not included in the above. The area of the common parts and of the roof is not included in the above. The area of the common parts and of the roof is not included in the above. The area of the common parts and of the roof is not included in the above.



2ND FLOOR
 771 sq. ft. (71.7 sq. m.) approx.

- Second Floor Apartment
- Two DOUBLE Bedrooms
- Open Plan Living/Dining/Kitchen
- En-suite Shower Room
- Secure Gated Allocated Parking
- Beautifully Presented Communal Gardens
- City Centre Location
- No Forward Chain
- EPC - C

Leasehold
 Council Tax Band - D

Centurion Square Skeldergate, York YO1 6DE



Centurion Square
Skeldergate, York
YO1 6DE

£275,000



A very spacious two double bedroom, two bathroom second floor apartment located just off Skeldergate close to the heart of the city centre.

The well presented accommodation briefly comprises; entrance hallway, large open plan living/ dining/ kitchen space with French doors which open on to a Juliet balcony. The fully fitted kitchen has a range of wall and base units with built-in appliances.

There are two double bedrooms with the master bedroom which also features an en-suite shower room. The family bathroom is also equipped with a modern three piece suite.

This fantastic property includes secure gated parking, communal bike store and beautifully maintained and landscaped communal gardens.

Leasehold
Length of lease 125 years from 2005- 106 years remaining
Ground rent £500 per annum
Ground rent review period N/A
Service charge £1640 per annum
Service charge review period N/A
Council Tax Band- D

