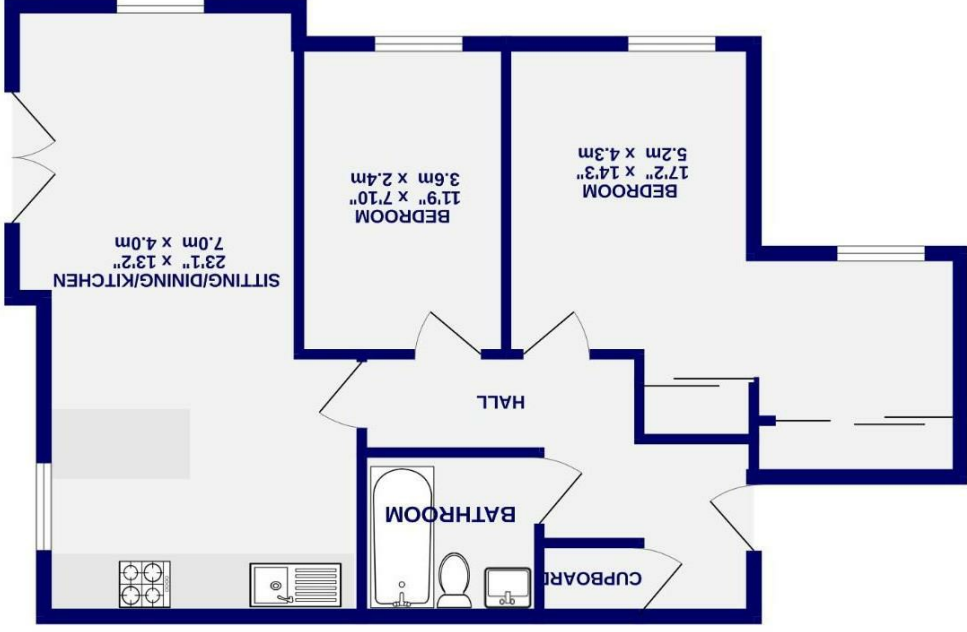


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Weald House, Birch
Huntington, York
YO31 9PR

Leasehold
Council Tax Band - B

- Second Floor Apartment
- Two Bedrooms Plus Dressing Room / Office
- Open Plan Living Kitchen
- Vacant Possession
- Immaculately Presented
- Allocated Parking
- Approx. 673 Sq.m Of Living Accommodation
- Popular Location
- EPC - C



TOTAL FLOOR AREA - 673 sq. ft. (62.5 sq.m.) approx.

While every effort has been made to ensure the accuracy of the floorplan, measurements of rooms and any other area are approximate. It is advised in every case to measure the rooms and any other area and to check the accuracy of the measurements. The floor area and any other area are not intended to be used as a guide and no guarantee is given as to their accuracy. Measurements shown have not been tested and no guarantee is given as to their accuracy. Measurements shown have not been tested and no guarantee is given as to their accuracy.



Weald House, Birch Close
Huntington, York
YO31 9PR

£185,000



A well presented two bedroom apartment situated in this popular residential development in Huntington. Immaculate throughout, this second floor apartment is ideally positioned as it is within walking distance of the city centre, and nearby to local shops and bus connections.

Entering through a secure communal door and up the stairs, the apartment comprises an entrance hall which leads into the reception room with a Juliet balcony. A generous space, this reception area offers hard flooring, multiple windows allowing natural light to flood through and a modern kitchen.

The rest of the apartment comprises two double bedrooms, with the second bedroom offering an additional space which could make the perfect office or walk in wardrobe. The internal accommodation is completed by the modern house bathroom and storage cupboard off the hall.

Externally are well kept communal grounds which comprise of some green spaces, and a one allocated parking as well as on street parking around the area.

Offered with no onward chain, viewing is highly recommended.

Leasehold
Length of lease- 125 years from 2007
Ground rent- £198.05 per annum
Ground rent review period- Every 10 years
Service charge- £1038.88 per annum
Service charge review period- annually
Buildings Insurance- £454.69
Council Tax Band- B

