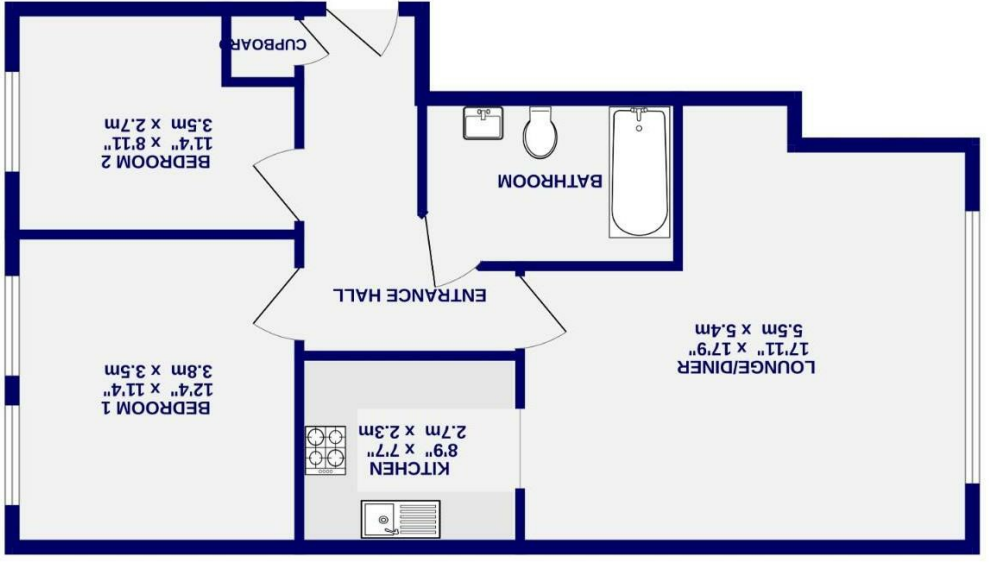


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, 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.

- EPC- B
- Minister
- Views Overlooking City Walls & Thoroughout
- Immaculately Presented
- City Centre
- Two Double Bedrooms
- First Floor Apartment
- Council Tax Band - C
- Leasehold

St. Maurices Court,
St. Maurice's Road,
YO31 7JS



FIRST FLOOR
718 sq.ft. (66.7 sq.m.) approx.

TOTAL FLOOR AREA: 718 sq. ft. (66.7 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other areas are approximate. It is advised to take the measurements on site. The floor area and to responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide only. The floor area and to responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide only. The floor area and to responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide only.



St. Maurices Court
St. Maurice's Road, York
YO31 7JS

Chain Free £270,000



A stunning first floor apartment situated just off St. Maurices Road, in central York, with beautiful views of York's historic city walls and Minster. Currently used as a holiday let, this apartment provides superb access to the city centre, York St John University, York Hospital, the varied shops on Foss Island and train station. Offered with no onward chain and with the possibility of being sold furnished, this property is not to be missed.

Accessed via a secure communal entrance, the apartment is located on the first floor and opens into a wide entrance hall. The open plan living kitchen diner is positioned to the front of the property and overlooks the city walls through plantation shutters. Immaculately presented throughout, this room is bright and airy and is spacious enough for a variety of furniture. The kitchen, which is set back from the living space, offers fitted wall and base units as well as integrated appliances.

The rest of the accommodation is completed by two double bedrooms and a fully tiled three piece bathroom.

Externally is a communal courtyard. There is no allocated parking on site, but there is the possibility of purchasing an annual permit in a council car park just a few hundred yards away.

The property is offered with no onward chain.

Leasehold
Length of lease- 981 years remaining
Ground rent- £100 per annum
Ground rent review period- Annually
Service charge- £886.00 per annum
Service charge review period- Annually

Council Tax Band C

Agents Notes: Please note that this property is being sold on behalf of family member of an employee of Ashtons Estate Agents.

