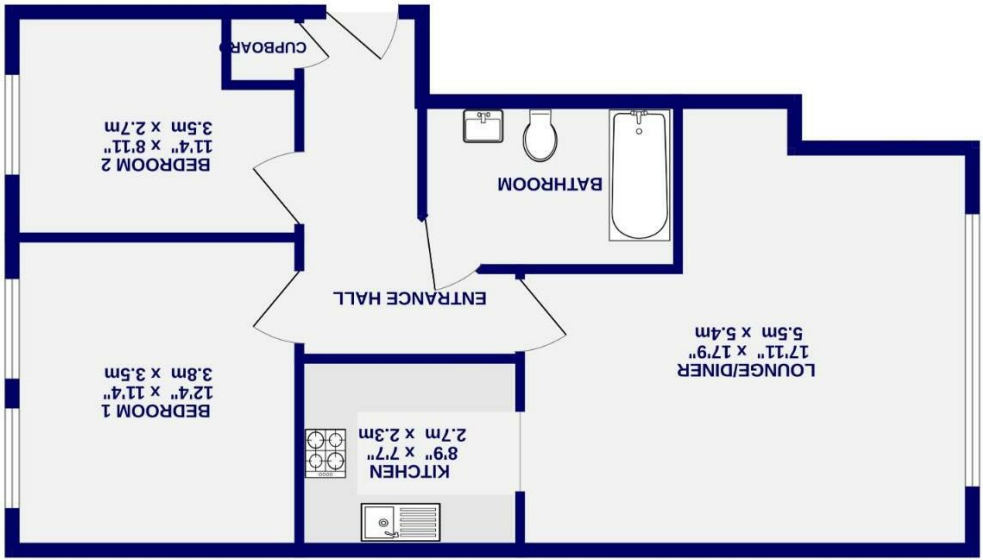


St. Maurices Court, St. Maurice's Road, YO31 7JS

Leasehold
Council Tax Band - C

- First Floor Apartment
- Two Double Bedrooms
- City Centre
- Immaculately Presented Throughout
- Views Overlooking City Walls & Minster
- EPC- B



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 that you should verify the measurements of the rooms and any other areas and to ensure that the floorplan is correct. The floor area and to ensure that the floorplan is correct. The floor area and to ensure that the floorplan is correct.

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.

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

Chain Free £260,000

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Situated just off St. Maurice's Road in the heart of York, this beautifully presented first-floor apartment enjoys stunning views of York's historic city walls and iconic Minster. Set within an exclusive block of just ten apartments, this property offers unrivalled access to the city centre and all its amenities.

Currently operated as a successful holiday let for the past ten years, it presents an ideal opportunity for buyers looking to continue this venture. Offered with no onward chain and the potential to be sold fully furnished, this is a rare and exciting opportunity not to be missed.

Accessed via a secure communal entrance, the apartment opens into a spacious and welcoming entrance hall. The open-plan living, kitchen, and dining area is positioned at the front of the property, enjoying picturesque views through elegant plantation shutters. Immaculately presented and filled with natural light, this space is both stylish and versatile. The kitchen is thoughtfully set back from the main living area and features modern fitted units with integrated appliances.

The accommodation comprises two well-proportioned double bedrooms and a contemporary, fully tiled three-piece bathroom.

Externally, residents can enjoy a communal courtyard. While there is no allocated parking, an annual permit may be purchased for a nearby 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- £786.00 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.

