

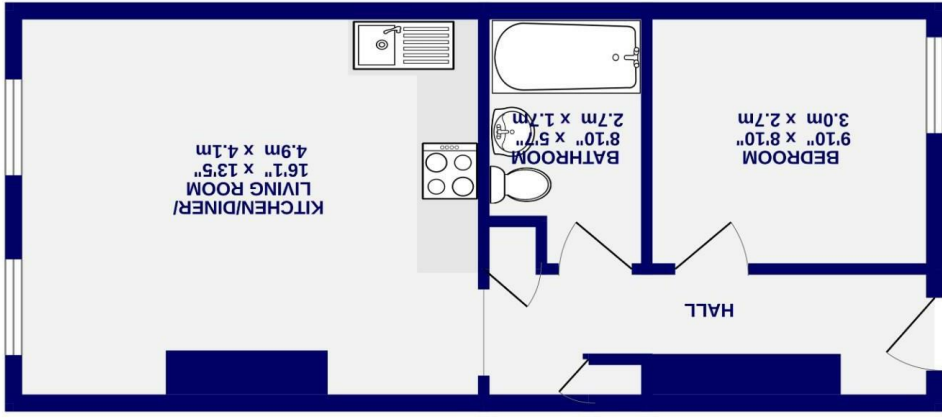
These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services,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

# Walmgate, York, YO1 9TX

Leasehold  
Council Tax Band - B

- First Floor Apartment
- Central Location

- Beautifully Presented Throughout
- Upgraded Kitchen
- Wealth Of Original Features
- Secure Entrance
- Ideal First Home
- EPC - TBA



1ST FLOOR  
406 sq.ft. (37.7 sq.m.) approx.

TOTAL FLOOR AREA: 406 sq.ft. (37.7 sq.m.) approx.  
 Whilst 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 the purchaser will form part of the overall view and no responsibility is taken for any omissions or misstatements. The plan is for illustrative purposes only and should be read in conjunction with the particulars. The purchaser, agent and appliances shown have not been tested and no guarantee as to their operability. Made with AutoCAD 2014



Walmgate  
, York  
YO1 9TX

£195,000



Enjoying a central position and within walking distance of the varied shops and eateries that York city centre has to offer, is this charming one bedroom apartment set back off Walmgate. Offering double fronted windows to the front, this apartment is bathed in natural light throughout the day and is perfect for anyone who works in the city, or needs regular access to York train station.

Accessed from Walmgate by secure gates, the secure communal front door leads to the apartment door on the first floor. Internally the apartment comprises a hallway with high ceilings and built in storage, which leads into the bright and airy open plan kitchen living diner to the front of the property. Recently updated and reconfigured, the kitchen offers contemporary wall and base units set on a back drop of stunning emerald green metro tile splashback. Some appliances are integrated, and there is space for additional freestanding white goods. Heading back down the hall, there are two storage cupboards, a three piece bathroom and double bedroom that overlooks the rear courtyard.

Whilst allocated parking is not included, there is plenty of on street permit parking available within the immediate vicinity.

Sure to be popular among a range of buyers, early viewing is highly recommended.

Leasehold  
Length of lease- 90 years remaining  
Ground rent £50 per annum  
Ground rent review period N/A  
Service charge £1000 per annum  
Service charge review period TBA

Council Tax Band- B

