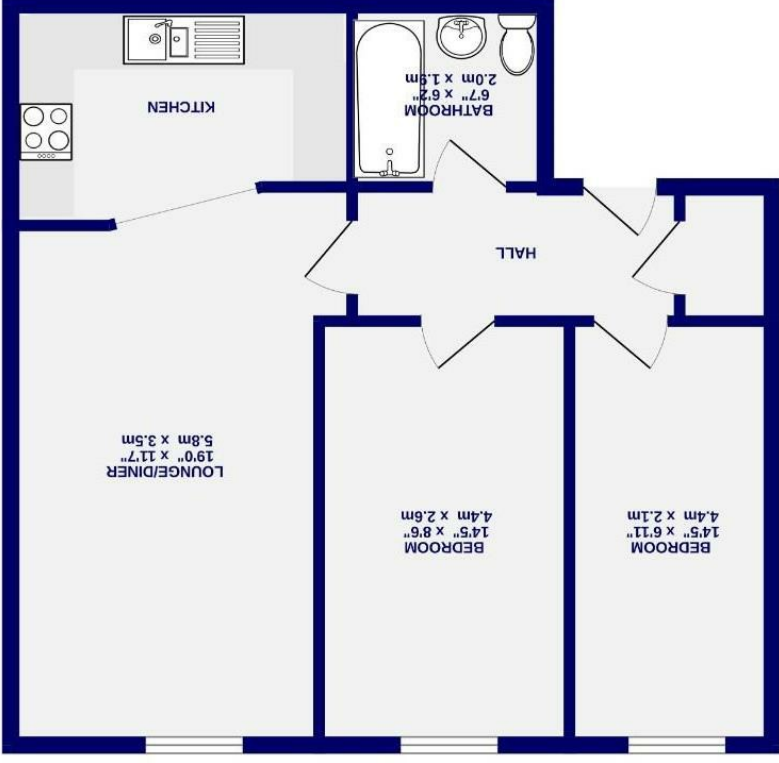


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, 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: 605 sq. ft. (56.2 sq. m.) approx.
 While every effort has been made to ensure the accuracy of the above measurements of rooms and any other areas and dimensions, it is not intended to be used as a basis for any purchase. The floor is the floor and responsibility is taken by the purchaser. The vendor makes no representation as to the accuracy of the above measurements and does not warrant the accuracy of the above measurements. The vendor makes no representation as to the accuracy of the above measurements and does not warrant the accuracy of the above measurements.



2ND FLOOR
 605 sq. ft. (56.2 sq. m.) approx.

- Second Floor Apartment
- Two Double Bedrooms
- Private Secure Parking Space
- Sought After Central Development
- Open Plan Lounge Dining Kitchen
- Ideal First Time Buy Or Investment
- EPC C

Leasehold
 Council Tax Band - D

Piccadilly City Centre, York YO1 9QP



Piccadilly
City Centre, York
YO1 9QP

£230,000



A second floor two bedroom apartment, with allocated, secure parking, in this popular city central development, offered with no onward chain.

Located in the popular Piccadilly Plaza development, positioned within the the city walls on Piccadilly, this apartment is just a short walk to Parliament Street and York Minster. The property benefits from a range of local amenities including restaurants, bakeries, coffee shops and bars within close proximity, as well as York Train Station.

The accommodation in brief comprises a central hallway which leads to the open plan lounge dining kitchen. The kitchen offers shaker units, wood effect worktops and blue tiled splash back, all of which are complemented by a range of integrated appliances. The two double bedrooms and family bathroom complete the accommodation. As the property is situated on the top floor, there is the added benefit of extra storage space in the loft, which is partially boarded and easily accessed by a drop down ladder.

Externally, the gated development offers communal seating areas as well as bin and bike stores. The property includes an allocated underground secure parking space.

Leasehold
Length of lease- 125 years from 1 January 1999
Ground rent £100 per annum
Ground rent review period N/A
Service charge £1970 per annum

There is a Registration fee for letting the property with the freeholder

Council Tax Band- D

