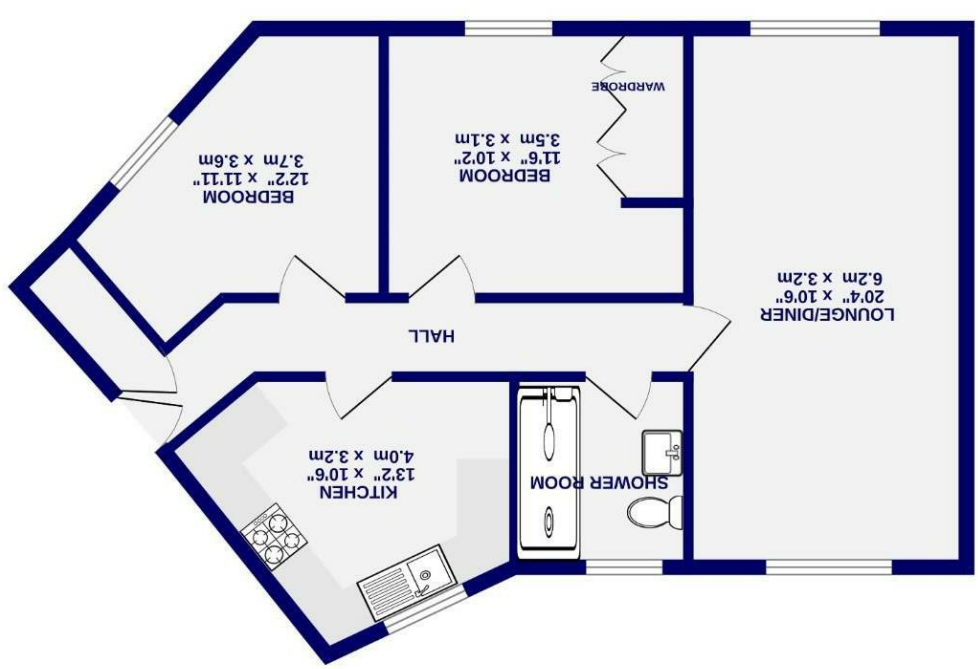


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services,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

Layerthorpe, City Centre, York YO31 7XU

Leasehold
Council Tax Band - B

- Ground Floor Apartment
- Two Double Bedrooms
- Allocated Parking Space
- Walking Distance Of York City Centre
- Newly Modernised Kitchen
- Ideal First Time Buy Or Investment
- Ready To Move Into
- EPC C



GROUND FLOOR
650 sq. ft. (60.4 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 to take the measurements of the actual property. The floorplan is not intended to be used as a guide only and is 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.



Layerthorpe
City Centre, York
YO31 7XU

£220,000



A modernised two bedroom ground floor apartment within a short walk of York city centre and offering an allocated parking space.

Located in Layerthorpe, a popular residential area, this property is close to Foss Islands and its range of local amenities including coffee shops, supermarkets and gyms. The property is also less than a mile from York Minster and is ideally placed for quick access to York train station.

The accommodation in brief offers a central hallway with storage that leads to the recently modernised kitchen with a range of units and integrated appliances. A large open plan lounge dining space has dual aspect windows that creates a light and bright space. Completing the apartment are two double bedrooms and a modern family bathroom.

Externally the property includes an allocated private parking space, as well as access to a communal garden and bike store.

Leasehold
Length of lease- 116 years remaining
Ground rent £250 per annum
Ground rent review period N/A
Service charge £1500 per annum
Council Tax Band- B

