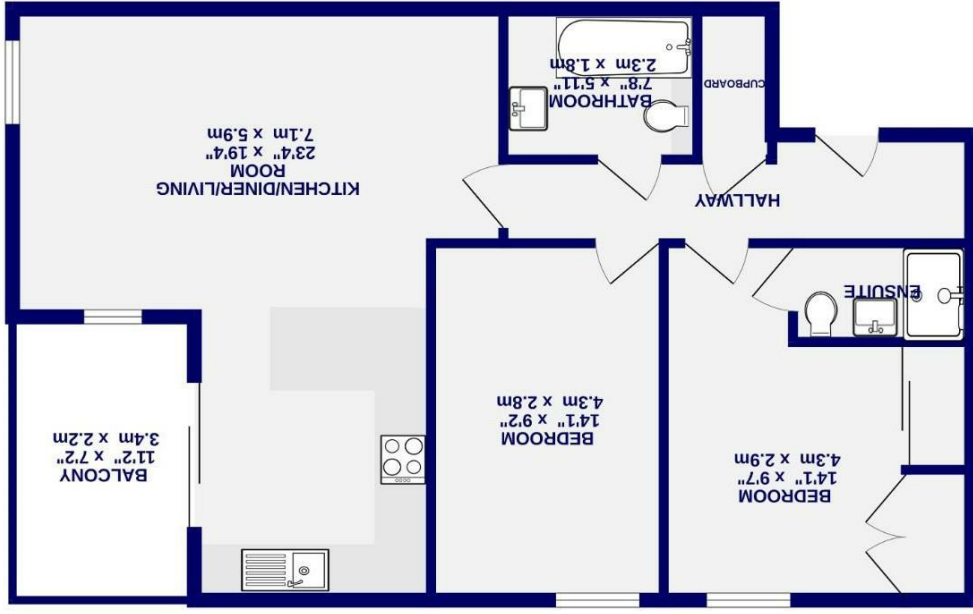


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services,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

Medallion House Joseph Terry Grove, YO23 1FL

Leasehold
Council Tax Band - E

- First Floor Apartment
- Well Presented Throughout
- Bathroom & Ensuite
- Allocated Parking
- Open Plan Kitchen Living Diner
- Balcony
- Popular Residential Development
- EPC - B



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Medallion House
Joseph Terry Grove, York
YO23 1FL

£350,000



This luxury first floor, two bedroom apartment in Medallion House is located within the award-winning Chocolate Works development, positioned adjacent to the Knavesmire and York Racecourse, close to York rail station and walking distance to a wide range of shops, restaurants and coffee shops.

The modern property offers an entrance hall with the open plan kitchen diner with wall and base units with stylish quartz worktops and a variety of integrated appliances including AEG oven, hob and microwave. The apartment also has laminate flooring with underfloor heating.

Bright and airy due to numerous windows and patio doors that lead out to the spacious balcony that is large enough for outdoor furniture.

To complete the apartment are two double bedrooms, with the master bedroom benefitting from built-in, custom Hammonds wardrobes and an ensuite, and a family bathroom.

Located on the first floor, the apartment is accessed via a secure communal entrance with the added benefit of lift access if needed. On site there is an allocated parking space for the apartment and visitor bays for guests.

Expected to be popular on the open market, early viewing is highly recommended.

Leasehold
Length of lease- 999 years from and including 1 January 2015
Ground rent £300 per annum
Ground rent review period - N/A
Service charge £1,608.00 per annum
Council Tax Band - E

