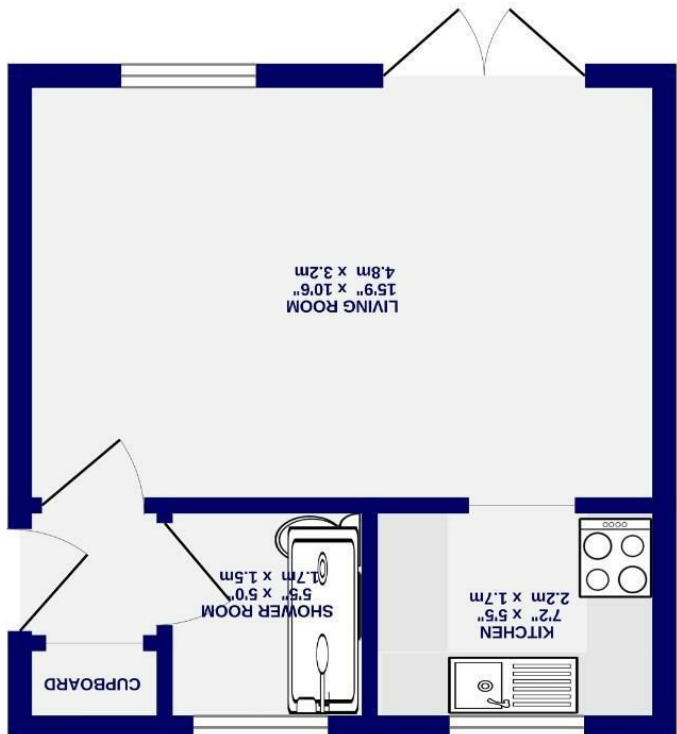


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, 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: 251 sq. ft. (23.3 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the above, measurements of rooms and other areas are approximate. It is advised that prospective purchasers should verify the above measurements and room areas by their own means. The above measurements are for information only and should not be used as a basis for any purchase. The above measurements are for information only and should not be used as a basis for any purchase. The above measurements are for information only and should not be used as a basis for any purchase.



- EPC - E
- Ideal For First Time Buyers
- Ideal For Investors
- Parking Space
- Outside Space
- Modern Kitchen
- No Chain
- Studio Apartment

Council Tax Band - A

Leasehold

# Cambridge Mews Holgate, York YO24 4BU



Cambridge Mews  
Holgate, York  
YO24 4BU

£115,000



We are pleased to present this ground floor studio apartment tucked away just off Holgate Road, conveniently positioned with great access to the train station and a short stroll into York City Centre.

The development is accessed through a private secure gate. The entrance porch has a storage space for coats and shoes and off this hall is the bathroom with white shower and W.C.

The cosy, light and airy living/bedroom space has patio doors to a quaint, walled outside area ideal for alfresco dining or your morning coffee, with views over the railway line and rooftops beyond. Just off this living space is a modern fitted kitchen with an array of contemporary units with complimentary work surfaces.

The property comes with an allocated parking space.

The property is offered with no onward chain. A viewing is a must to appreciate it's benefits and will surely appeal to first time buyers and investors alike.

Leasehold  
Length of lease- 125 years from 29 September 1985  
Ground rent £0  
Service charge £70 pcm

Council Tax Band- A

