





Leasehold Council Tax Band - C

- First Floor Apartment
- Two Double Bedrooms
- . Central Position To CC & Train Station
- · Secure Parking
- Immaculately Presented Throughout
- · Communal Garden
- · No Onward Chain
- EPC- B

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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 interval condition or the office and we would be pleased to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas are in good working order, or that the property is in good structural condition or otherwise. Any areas the office and second to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas the office and we would 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 entition in the property or distances to good working order, or that the property is in good structural condition or otherwise. Any entition or by otherwise regarding the items mentioned above and as to the correctness. Purchasers must satisfy themselves the statement that they are in good working order, or that the property is in good structural condition or other and to be a statement that they are in good working the items and as to the correctnes. Purchasers must state the property or the employment of the material as the property or the employment of the material as to the correctnes or give any representation or by otherwise regarding the time of the tractural contractions of the endor or the state as a good work of the employment of the tractor as a significant or the state and we would be the endor or the state as the otigen or the state or give and to be as the otigen or the state as the otigen or the state as the state as the state as the state of the state as the state as the state as the tracte as the state as the state



Ashtons

Queens Court, Fetter Lane, York, YO1 6EH

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£250,000



Benefitting from a central position, within a very short walking distance of York city centre, York Minster and the train station, is this immaculately presented two bedroom apartment positioned just off Skeldergate. The property is within close proximity to scenic walks along the River Ouse and to Rowntree Park. Situated on the first floor of an exclusive development, this property has made a wonderful turnkey property for the current owners and is now offered for sale with no onward chain.

Internally, the property has an entrance hall, with bespoke Karndean flooring, which leads to the living room situated to the front of the building. Well-proportioned, this room offers the potential for a range of furniture and could be utilised as a dining room too. Next door is the bright and immaculately-kept kitchen which has an array of wall and base units, allowing for plenty of storage, and which is large enough to accommodate a dining table for four. The appliances and white goods can be included in the purchase if required. Across the hall is the master bedroom which benefits from built-in gloss furniture and enjoys wonderful views of the well-maintained communal garden. The second bedroom, while small, is able to accommodate two single beds or one double. The internal accommodation is completed by the three piece bathroom and an integral cupboard off the hall.

Externally the apartment comes with secure parking, cycle storage and the wonderful garden for all residents to enjoy. Despite being so close to the city centre, the small complex is incredibly peaceful. Apartments here rarely come on the market and early viewing is highly recommended.

Leasehold Length of lease- 999 years from 1 January 1998 Ground rent £0 Service charge £260 per quarter

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