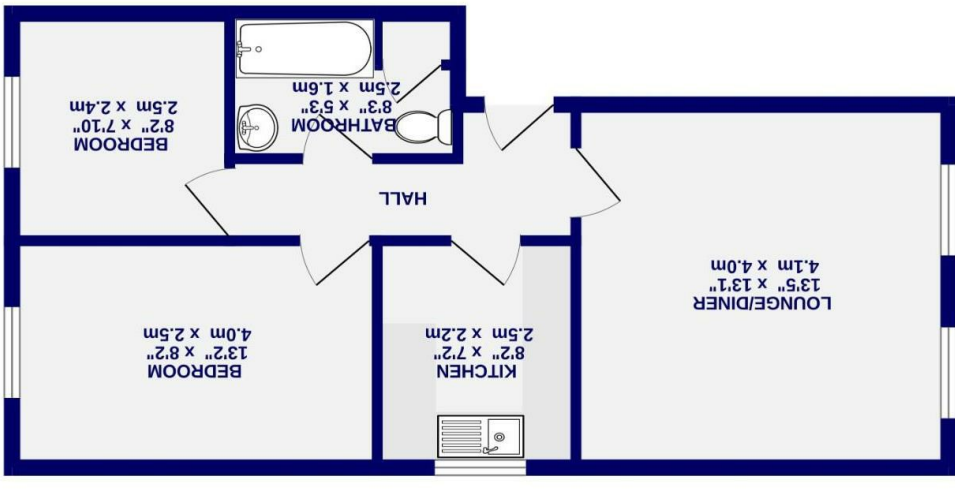


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services,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

- EPC - C
- York Minster Views
- Two Double Bedrooms
- Allocated Off Street Parking
- City Centre Location
- NO CHAIN
- Top Floor Apartment

Leasehold  
Council Tax Band - B

Barbican Road,  
York,  
YO10 5AA



TOTAL FLOOR AREA: 496 sq. ft. (46.1 sq.m.) approx.  
When every attempt has been made to ensure the accuracy of the measurements of rooms and any other areas not included in the floor plan, the measurements are given to the nearest centimetre. The floor area is for information only and should not be used as a guide for any purpose. The floor area is for information only and should not be used as a guide for any purpose. The floor area is for information only and should not be used as a guide for any purpose. The floor area is for information only and should not be used as a guide for any purpose.

2ND FLOOR  
496 sq.ft. (46.1 sq.m.) approx.



# Barbican Road

, York

YO10 5AA

£200,000



Located to the east of York city centre, and within close proximity of the University of York, as well as being within walking distance of the city walls, is this two bedroom top floor apartment. Offered with no onward chain and well presented throughout, this property is sure to be popular among a range of discerning buyers.

Entering through a secure entrance where post boxes are located, the property comprises an entrance hallway, a generous reception room located to the front of the property overlooking York's historical city walls, a fitted kitchen as well as two double bedrooms and a house bathroom.

Externally the property offers allocated parking, as well as bin and bike stores. Offered with no onward chain and sure to be popular, viewing is highly recommended.

Leasehold  
Length of lease 969 years remaining  
Ground rent £25 per annum  
Ground rent review period N/A  
Service charge £600 per annum

Council Tax Band - B

