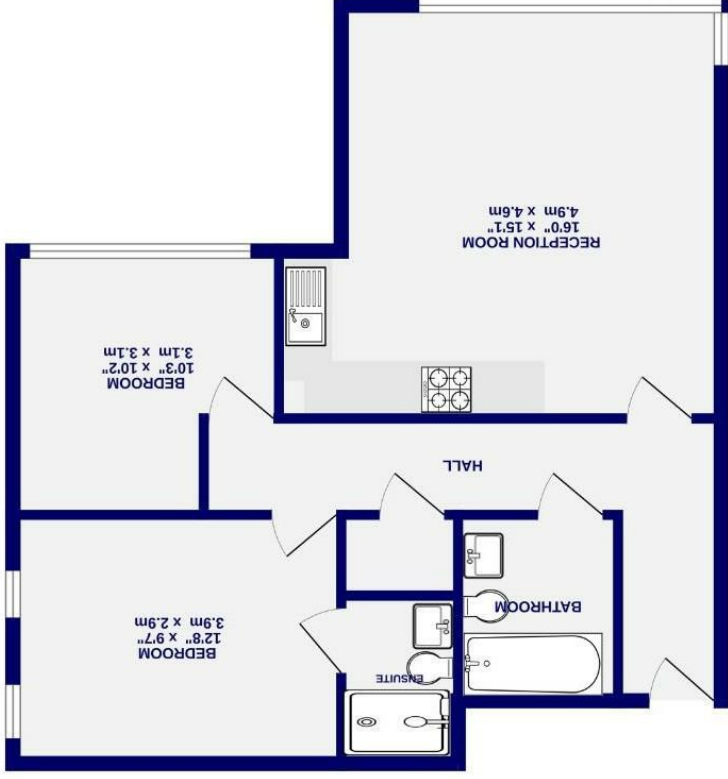


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, 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 - 658 sq ft (61.1 sq m.) approx.
 Measurements shown have been made and prepared as to their accuracy.
 Measurements are given in feet and inches and rounded to the nearest inch.
 Measurements are given in metres and rounded to the nearest millimetre.
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3RD FLOOR
 658 sq.ft. (61.1 sq.m.) approx.

- EPC - C
- Open Plan Living Accomodation
- Family Bathroom & En-suite
- Two Double Bedrooms
- Views Of York Minster
- Sought After Development
- Top Floor Apartment
- City Centre Location
- Council Tax Band - D

Leasehold
 Bootham , York, YO30 7BT



Bootham

, York

YO30 7BT

£340,000



Situated on the third floor of this sought after development this two bedroom property enjoys a fantastic location, situated just outside the city walls on Bootham less than 500m from York city centre.

The property briefly comprises of an entrance hall which leads into the living room/kitchen/dining room fully fitted with kitchen units and integral white goods. Large windows allow lots of light to flood into this living area whilst also benefitting from a fantastic view of the York Minster. The fully tiled family bathroom is also found off the hallway which is both modern and well kept with shower over bath. The primary bedroom has storage space with a modern en-suite shower room. The second bedroom is currently being used as an office space however can also be used as a second bedroom where needed.

Sure to be popular due to its location, an early viewing is certainly recommended.

Leasehold
Length of lease- 125 years from and including 1 January 2010 to and including 31 December 2135
Ground rent £250 per annum
Ground rent review period N/A
Service charge £2,163 per annum

Council Tax Band - D

