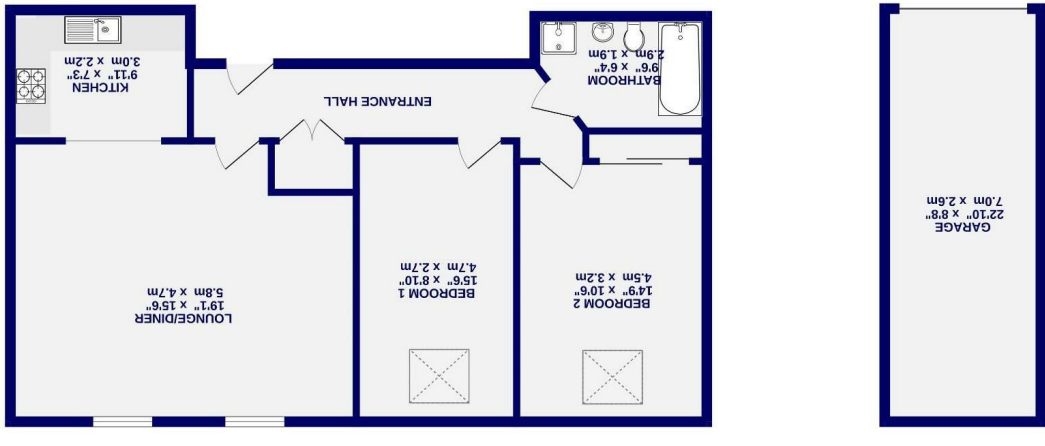


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services,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

- EPC - C
  - Ideal First Home
  - Convenient Location
  - Garage
  - Ready To Move Into
  - Open Plan Living Area
  - Two Double Bedrooms
  - Loft Apartment
- Leasehold  
Council Tax Band - D

# Shelley House Monument Close, YO24 4HT



TOTAL FLOOR AREA: 1013 sq. ft. (94.1 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other areas and measurements are taken for your information only and are not intended to be used as a guide. The floor area and measurements 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.





# Shelley House Monument Close, York YO24 4HT

£220,000



This superb loft apartment is located in the sought after Shelley House development, just a short distance from Acomb's vibrant Front Street. Boasting two spacious bedrooms and a bright and airy open plan living area, this updated property is ideal for first time buyers. It also includes the rare advantage of a larger than average single garage and is within walking distance of York city centre and the train station.

Situated on the third floor, the apartment is accessed via a secure communal entrance. The spacious hallway, featuring built-in storage, leads into the open plan kitchen living diner which is filled with natural light thanks to multiple Velux windows. The kitchen is equipped with ample wall and base units for storage, as well as some integrated appliances, space for freestanding white goods and generous countertop space.

The apartment offers two generously sized bedrooms, providing plenty of room for a range of furniture. The contemporary shower room completes the internal accommodation.

Externally, residents enjoy communal gardens and parking, with the added benefit of the apartment's larger than average, single garage.

Leasehold  
Length of lease- 155 years from 1 January 2004  
Ground rent £200 per annum  
Ground rent review period N/A  
Service charge £790.20 per annum

Council Tax Band - D

