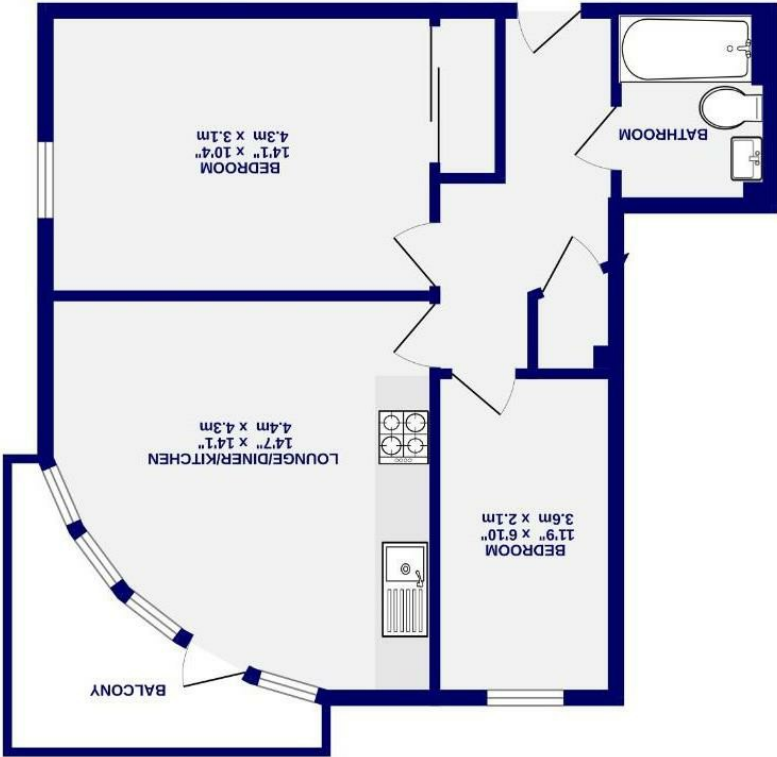




Cordwainers Court, Black Horse Lane, YO1-7NE

Leasehold
Council Tax Band - D

- Second Floor Apartment
- Two Double Bedrooms
- Balcony
- Ideal First Home Or Investment
- Popular Residential Development
- Lift Access
- No Onward Chain
- EPC- B



SECOND FLOOR
523 sq.ft. (48.6 sq.m.) approx.

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 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.

Cordwainers Court
Black Horse Lane, York
YO1 7NE

£210,000



A spacious two-bedroom apartment located in the popular Hungate development, within walking distance of York city centre. Offered with no onward chain, this apartment also features a balcony for outdoor seating, overlooking the River Foss. Due to its sought after location, it is sure to be popular among first-time buyers, investors, and those working in the city centre.

Situated on the second floor with lift access available, the apartment comprises an entrance hall with built-in storage, and an open-plan kitchen/living/dining area with large windows allowing natural light to flood in. The contemporary kitchen offers an array of sleek wall and base units, along with integrated appliances throughout. There are two double bedrooms, with the master having built in wardrobes. The internal accommodation has wooden floor throughout is completed by a stylish three piece bathroom with floor to ceiling tiles.

Cordwainers Court, part of the Hungate development, offers well maintained communal spaces, including courtyards, gardens, bin storage, and bike stores. While there is no allocated parking, ample parking is available in the surrounding area.

Offered with no onward chain, early viewing is highly recommended.

Leasehold
Length of lease - 199 years commencing on 1 January 2007
Ground rent £289 per annum
Ground rent review period- annual increase by 5%- Due July 2025
Service charge £2,836.25 per annum

Council Tax Band - D

