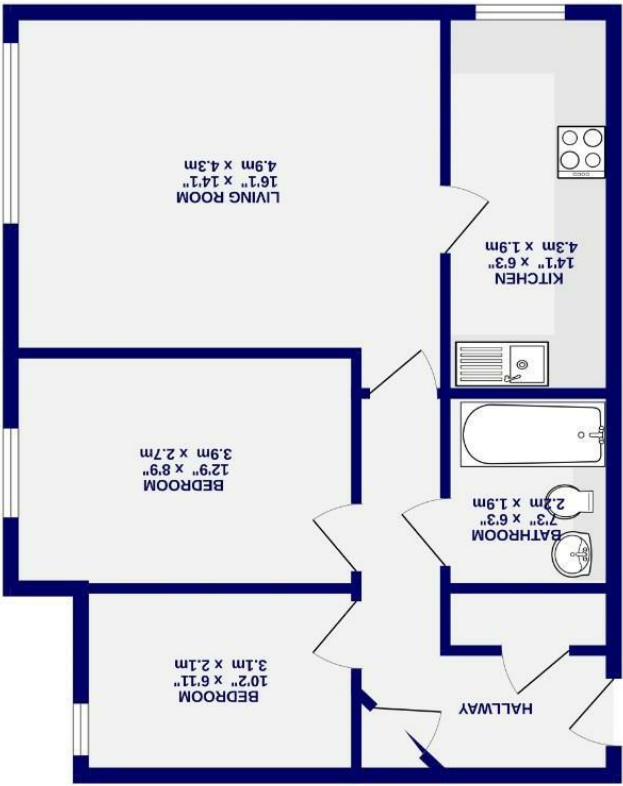




# President House, York - 552

Leasehold  
Council Tax Band - C

- Ground Floor Apartment
- Two Bedrooms
- Well Presented Throughout
- Allocated Parking
- Popular Residential Development
- Ideal First Home Or Investment
- Close To Local Amenities
- EPC - D



GROUND FLOOR  
612 sq.ft. (56.9 sq.m.) approx.

Model every attempt has been made to ensure the accuracy of the drawings, measurements of rooms and other details and appliances, it is acknowledged that the drawings are not to scale and are for illustrative purposes only and should not be used as such by any prospective purchaser. The purchaser is advised that the drawings are not to scale and are for illustrative purposes only and should not be used as such by any prospective purchaser. The purchaser is advised that the drawings are not to scale and are for illustrative purposes only and should not be used as such by any prospective purchaser. The purchaser is advised that the drawings are not to scale and are for illustrative purposes only and should not be used as such by any prospective purchaser.

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.



President House, Dukes  
York  
YO26 5SZ

£175,000

2 1

Located in the popular residential area of Acomb, to the west of York, is this well presented ground floor apartment. Spacious in layout, this property offers two double bedrooms and has been decoratively updated throughout. Ready to move into, it is sure to be popular among a range of buyers, including first time buyers and investors. President House is situated within the sought after residential development of Sovereign Park and is within close proximity to the range of local shops and amenities that Boroughbridge Road and Acomb have to offer.

Accessed via a secure communal entrance, the property features an internal hall, which leads to the spacious living area at the end, where a large window allows natural light to flood through. Off the living room is the kitchen, which offers a range of wall and base units, providing ample storage and worktop space, along with some integrated appliances. The rest of the property includes two double bedrooms, a three piece family bathroom, and two deep storage cupboards off the hall.

Externally, there are well kept communal gardens to enjoy, as well as allocated parking and ample visitor parking.

Sure to be popular on the open market, early viewing is highly recommended.

Leasehold  
Length of lease- 155 years from 2005  
Ground rent- £150 per annum. Jan - December  
Service charge - £2,436 per annum. October - September

Council Tax Band- C

