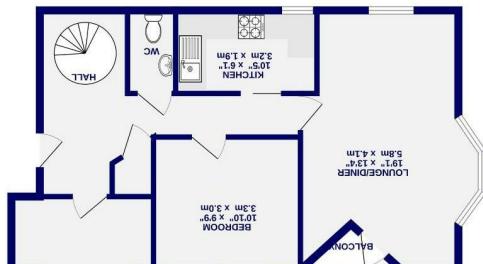
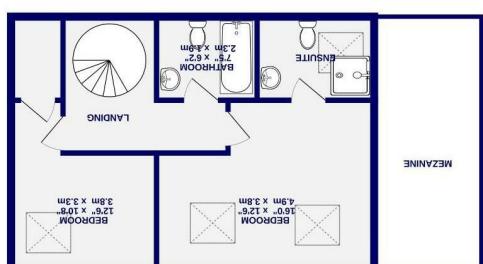


These particulars have been prepared as accurately and as reliable as possible, but should not be relied upon as statements of fact; if there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances or facilities and nothing in these particulars should be deemed to be a 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. Any measurements contained in these particulars, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned above and as to the correctness of each of the areas, measurements, floor plans and descriptions by themselves in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

These particulars are intended for guidance only and are not contractual. They do not constitute part of any offer or contract. Ashtons has not had sight of the original survey and therefore cannot guarantee its accuracy. Measurements are approximate only and are not guaranteed. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned above and as to the correctness of each of the areas, measurements, floor plans and descriptions by themselves 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: 1094 sq ft (101.6 sq m) approx



- EPC - D
- Allocated Parking
- 2 Bathrooms & Cloakroom
- Galleried Master Bedroom
- Open Plan Living Room
- 3 Bedrooms & Study
- Large Penthouse Maisonette
- Council Tax Band - D
- Leasehold

YO10 3FN
, York
Lawrence Square



Lawrence Square
, York
YO10 3FN

Or Nearest Offer
£349 000



A unique three bedroom penthouse maisonette with a galleried living room and balcony as well as a spiral staircase from the entrance hall to the upper floors.

There are three large bedrooms as well as a study, with the master bedroom being open to the vaulted ceiling above the living area. There are two bathrooms as well as a cloakroom on the lower floor as well as a separate kitchen.

The arrangement of the accommodation means that the rooms can be used in a variety of ways making this a most versatile property. There is also an allocated car parking space as well as being within a short walk of both the city centre and University.

Leasehold
Length of lease- 125 years from 1 January 2003
Ground rent £233.70
Ground rent review period - Every 5 years
Service charge £1111.61
Service charge review period - at the start of every year

Council Tax Band- D

