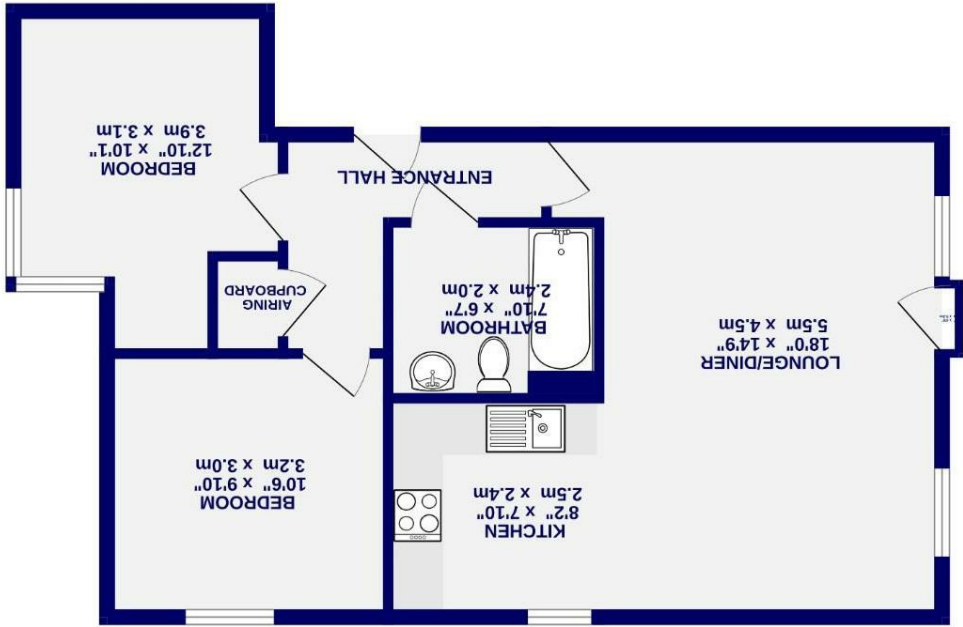


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services,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

What every agent has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and other areas are approximate and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes and should not be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee, as to their operability or efficiency can be given.

Ashtons with Mervyns 02023

SECOND FLOOR  
623 sq.ft. (57.9 sq.m.) approx.



# Tandem Place Thief Lane, York YO10 3LX

Leasehold  
Council Tax Band - C

- Second Floor Apartment
- Two Double Bedrooms
- Fitted Kitchen
- Allocated Parking
- EPC C





Tandem Place  
Thief Lane, York  
YO10 3LX

£220,000

 2  1

A second floor two bedroom apartment in this popular development.

The property forms part of the Tandem Place development which lies to the east of York less than a mile from the city walls and perfectly positioned for the University and Science Park. The area is well served by a number of supermarkets and local shops and there is quick access to the outer ring road to Leeds and the motorway network.

Briefly, the property comprises; entrance hallway and large open plan living kitchen. There are two double bedrooms, one with fitted wardrobes/cupboards, a bathroom and a large L shaped open plan lounge/dining area and fully fitted kitchen with an integrated washing machine, dishwasher, oven and hob. The property also benefits from central heating, allocated parking, entryphone system.

Externally the property benefits from an off street parking space as well as communal bin and bike stores.

Leasehold  
Length of lease 999 years from 01/01/2006 - 982 years remaining  
Ground rent £0  
Service charge £1465.02  
Service charge review period  
Council Tax Band C

