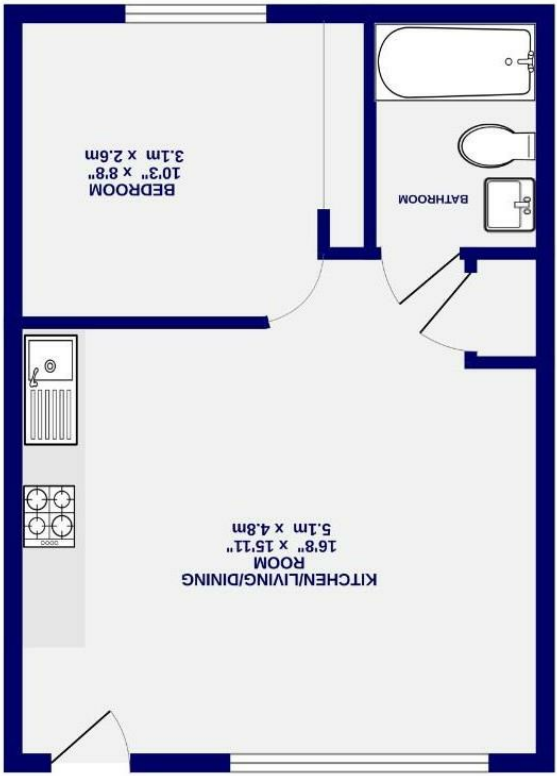




The Courtyard St. Martins Lane, YO1-6LR

Leasehold
Council Tax Band - B

- Ground Floor Courtyard Apartment
- One Bedroom
- Three Piece Bathroom
- Central Location
- Well Presented Throughout
- Ideal Investment Or First Home
- No Onward Chain
- EPC TBA



GROUND FLOOR
388 sq.ft. (36.1 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 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.

The Courtyard
St. Martins Lane, York
YO1 6LR

£170,000



Charming One-Bedroom Courtyard Apartment in Central Micklegate Location

Situated within York's historic city walls in the ever popular Micklegate area, this well presented ground floor courtyard apartment is just a short stroll from York Train Station and the many amenities of the city centre. Formerly a successful rental property, it is now offered with vacant possession and no onward chain, making it an ideal opportunity for both investors and first time buyers.

The internal accommodation comprises an open plan kitchen, living, and dining area featuring built-in storage and a range of modern wall and base units, along with integrated appliances. Off the living area is a convenient storage cupboard with space for a washing machine. A small step up leads to a cosy double bedroom, complete with a curtain rail for privacy and built in wardrobe space. Completing the accommodation is a stylish and well maintained three-piece bathroom.

Externally, residents benefit from access to communal courtyard grounds within this secure and gated development, providing a peaceful retreat in the heart of the city.

This conveniently located and low maintenance home is expected to attract strong interest. Early viewing is highly recommended.

Leasehold
Length of lease- 103 years remaining
Ground rent- £175 per annum
Ground rent review period- every 10 years
Service charge- £1,266.27 per annum

Council Tax Band- B

