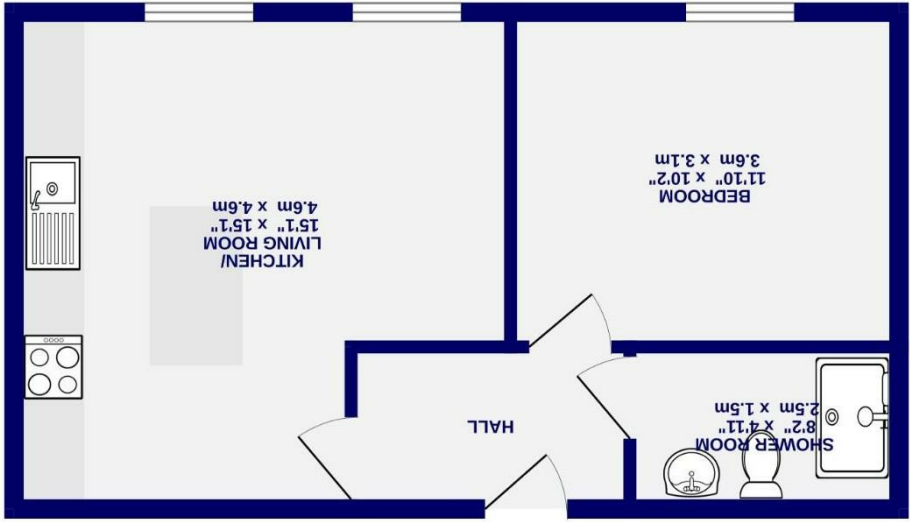




# Penleys Grove Street , York YO31 7AH

Leasehold  
Council Tax Band - B

- Modern Apartment
- One Bedroom
- Just Off St Johns
- Modern Kitchen
- Breakfast Bar
- Sought After Location
- Ideal Investment
- Great First time Buy
- EPC B



1ST FLOOR  
406 sq.ft. (37.7 sq.m.) approx.

TOTAL FLOOR AREA: 406 sq.ft. (37.7 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the diagram, measurements of rooms and any other items are approximate. It is recommended that you visit the property to view the actual dimensions and to ensure the accuracy of the diagram. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their condition.

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.



Penleys Grove Street  
, York  
YO31 7AH

£220,000



Located in the sought after development of St Johns Mews, which is tucked away just a short distance from York city centre, St John University and the train station, is this immaculately presented one bedroom apartment.

Low maintenance throughout, upon entering this lovely apartment from the entrance hall is a bright and airy living kitchen diner with modern fitted kitchen wall and base units and an food preparation breakfast island. A spacious double bedroom is just off the entrance hall and a bathroom with modern suite completed the Apartment.

Positioned on the first floor, this apartment benefits from well maintained communal grounds, external storage and on street permit parking on nearby streets.

Offered with no onward chain, this property could be an ideal first home or investment purchase. Early viewing is highly recommended.

Leasehold  
Length of lease- 999 years from and including 24 June 2019 to and including 23 June 3018  
Ground rent - £160.00 per annum  
Service Charge- £938.04 per annum

Council Tax Band- B

