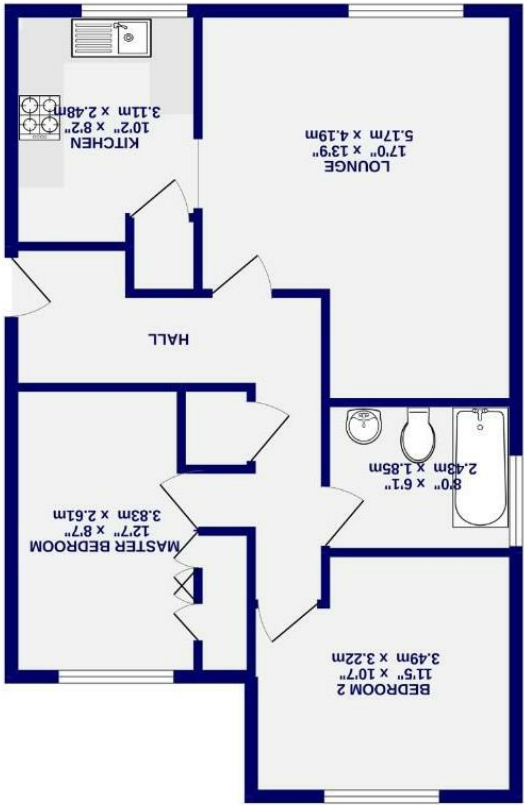


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services,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

Notes: Every attempt has been made to ensure the accuracy of the figures contained herein. Measurements of doors, windows, rooms and other parts are approximate and should be used as a guide only. No responsibility is accepted for any errors or omissions. This plan is for guidance purposes only and should be used as a guide only. No liability is accepted for any errors or omissions. The service, systems and appliances shown are not tested and no guarantee is given as to their operation or efficiency with the given.

TOTAL FLOOR AREA - 689 sq. ft. (64.0 sq. m.) approx.



FIRST FLOOR
689 sq. ft. (64.0 sq. m.) approx.

- EPC C
- No Onward Chain
- Garage Parking
- Communal Gardens
- Very Sought After Location
- City Central Location
- Two Bedroom Apartment

Leasehold
Council Tax Band - E

Bedern
, York
YO1 7LP



Bedern
, York
YO1 7LP

£350,000



A two bedroom first floor apartment with a garage nestled in the heart of York's historic buildings in a little known area of the city called Bedern.

Bedern is a wonderful development, sought after as one of the premium most residential areas within York city walls. A location which is highly desirable and benefits from a prominent position with many advantages and delights of the city centre on the doorstep.

Entering the property through the substantial entrance hallway, leading to the main living space, a sizeable lounge/ dining space with a separate kitchen and views over the central courtyard. To the rear of the apartment are two double bedrooms and a family bathroom. The property has been tenanted for some time but is offered for sale with vacant possession and no onward chain.

Externally the property has the added advantage of a garage and a communal garden.

Offering spacious and well proportioned accommodation throughout, this second floor two bedroom apartment is likely to be popular.

Leasehold
Lease Length- 959 years remaining
Ground Rent - £11 per annum
Service Charge - £1,126.41 per annum

Council Tax Band E

