



Lawrence Square
Off Hull Road, York
YO10 3FH

£250,000



Enjoy modern open-plan living in this three-bedroom duplex apartment, set within a sought-after development close to York city centre. Offering two bathrooms, allocated parking and the benefit of communal gardens, it is an ideal home for professionals, first-time buyers or investors.

The apartment is accessed via a secure communal hallway, with the entrance located on the first floor. Once inside, the accommodation opens into a stylish open-plan lounge, dining and kitchen space filled with natural light, designed with contemporary units and integrated appliances. A third bedroom and a house shower room complete the first level.

Upstairs, the property boasts a generous master bedroom, a further well-proportioned bedroom and an ensuite shower room.

Externally, residents benefit from an allocated parking space, visitor parking, a communal garden and a bike store.

Lawrence Square is conveniently placed for easy access to the city centre, university and local amenities, with excellent road and transport links nearby.

This superb apartment combines space, style and convenience and is one not to be missed.

Leasehold
Length of lease- 103 years remaining
Ground rent - £233.70 per annum
Ground rent review period- Fixed
Service Charge- £1,143.32 per annum

Council Tax Band- C



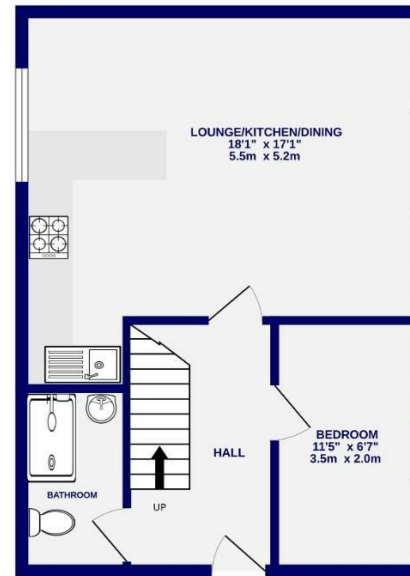


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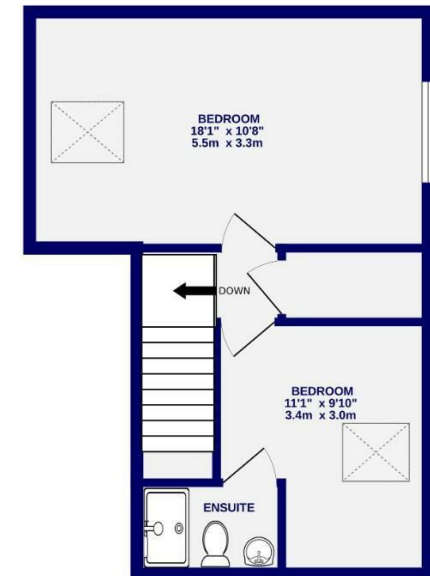
Leasehold
Council Tax Band - C

- Duplex Apartment
- Three Bedrooms
- First & Second Floor
- Private Parking Space
- Communal Garden
- Walking Distance York City Centre
- EPC C

1ST FLOOR
456 sq.ft. (42.4 sq.m.) approx.



2ND FLOOR
388 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA: 844 sq.ft. (78.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garage/store will form part of the overall floor area and no responsibility is taken for any error, omission or mis-statement. 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 operability.
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