



Barbican Mews Fishergate, York YO10 5BZ

£192,500



Situated just a short distance from York city centre, Barbican Mews offers the perfect blend of convenience and comfort, with the railway station, local amenities and the city's many attractions all within easy reach. This ground floor apartment stands out for its rare feature, a private rear garden of impressive size. Complete with an allocated parking space, it makes an ideal home for first-time buyers, professionals or those looking for a well-connected city base.

Inside, the property offers a well-proportioned sitting room to the front, providing a welcoming space to relax or entertain. The separate kitchen is fitted with a range of units and offers scope for the next owner to modernise and personalise. There are two bedrooms, including a generous double and a versatile second room that could serve as a guest bedroom, study or snug, with direct access out to the garden. A three-piece bathroom completes the internal accommodation.

The rear garden is a real highlight, unusually spacious for an apartment and designed with a mix of paved and gravelled areas.

Sure to be popular due to its location - early viewing is highly recommended.

Leasehold
Length of lease - 973 years remaining
Ground rent - £25 per annum
Ground rent review period- Fixed
Service Charge - £725 per annum

Council Tax Band- B



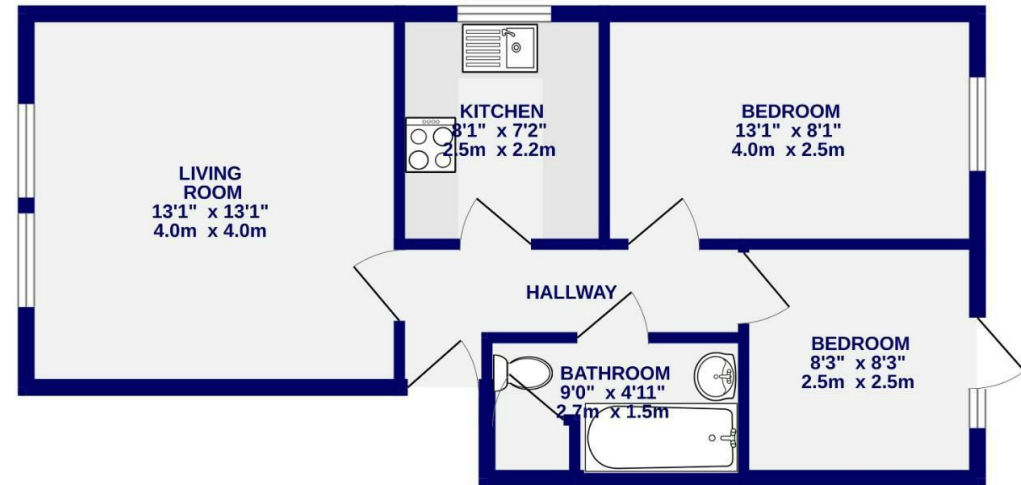


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Leasehold
Council Tax Band - B

- Ground Floor Apartment
- Allocated Parking
- Two Bedrooms
- Enclosed Private Courtyard
- Central Location
- Ideal First Home Or Investment
- Ready To Move Into
- EPC D

GROUND FLOOR
493 sq.ft. (45.8 sq.m.) approx.



TOTAL FLOOR AREA : 493 sq.ft. (45.8 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/shed 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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