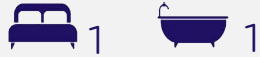




Pound Lane
City Centre, York
YO1 7PB

£170,000



A superb one bedroom apartment presented in immaculate condition and forming part of the highly regarded Hungate development in the heart of York city centre.

This contemporary apartment offers stylish and well planned accommodation with high quality fixtures and fittings throughout. The open plan living dining kitchen is flooded with natural light via large windows and enjoys direct access onto a private balcony overlooking the beautifully maintained communal gardens. The kitchen is finished to a high standard with sleek modern units and a range of built in appliances including fridge freezer and dishwasher.

The bedroom is well proportioned and tastefully decorated in neutral tones, creating a calm and comfortable space. The bathroom is a particular feature of the apartment, fitted with a modern suite and a generous double walk in shower.

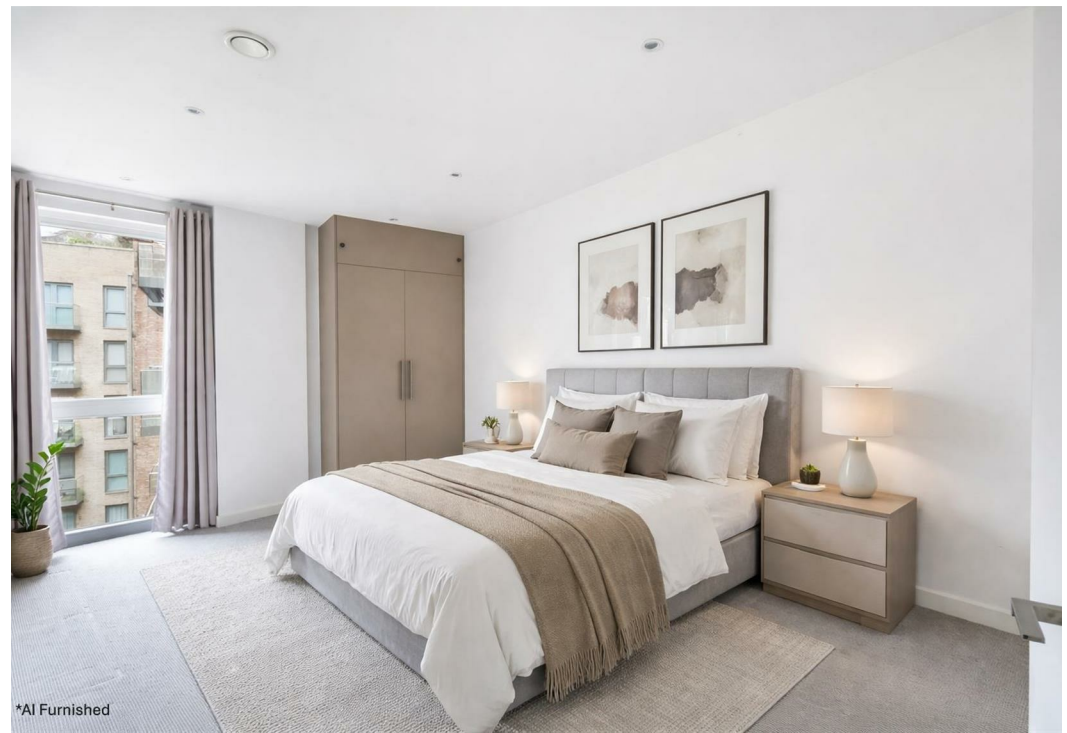
Additional benefits include lift access, immaculate communal areas and a prime city centre location with shops, restaurants, cafes and York railway station all within easy walking distance. Offered with no onward chain, ready to move into, this apartment would suit a first time buyer or investment purchaser seeking low maintenance luxury living in a central location.

Early viewing is highly recommended.

Leasehold
Length of lease- 991 years remaining
Ground rent - £300 per annum
Ground rent review period- Fixed
Service Charge- £1,339.56 per annum

Council Tax Band- B

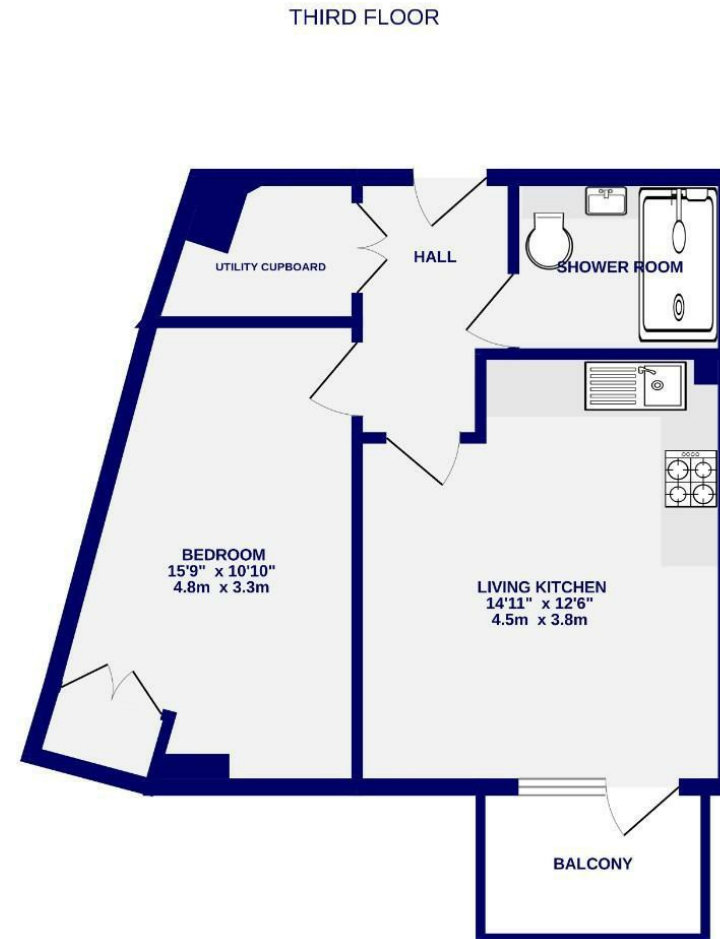




Pound Lane City Centre, York YO1 7PB

Leasehold
Council Tax Band - B

- Third Floor
- One Bedroom
- Apartment
- With A Balcony
- No Onward Chain
- Modern Kitchen and Bathroom
- EPC B



TOTAL FLOOR AREA : 474sq.ft. (44.0 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/storeroom 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.
Made with Neotrex 12/2009.

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.