



Wenlock Terrace Fishergate, York YO10 4DU

£145,000



Located in the popular residential area of Fishergate, just south of York city centre, this well-presented top-floor apartment offers generous accommodation, making it an ideal first home or investment opportunity. Offered with no onward chain, the property is well connected to the city centre via regular public transport, cycle routes, and is also within close proximity of the University of York.

In brief, the property is accessed via a secure communal entrance with stairs leading to the top floor. The apartment itself offers a light and spacious open-plan living arrangement, incorporating a lounge, dining, and kitchen area. The kitchen is fitted with a range of wall and base units, providing ample storage and worktop space.

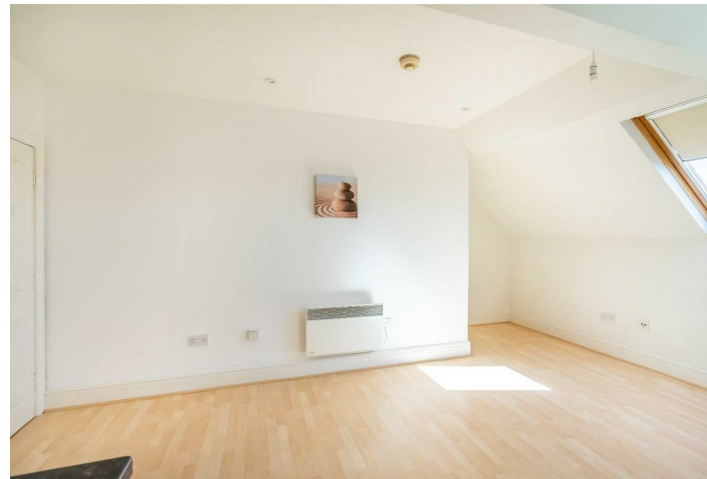
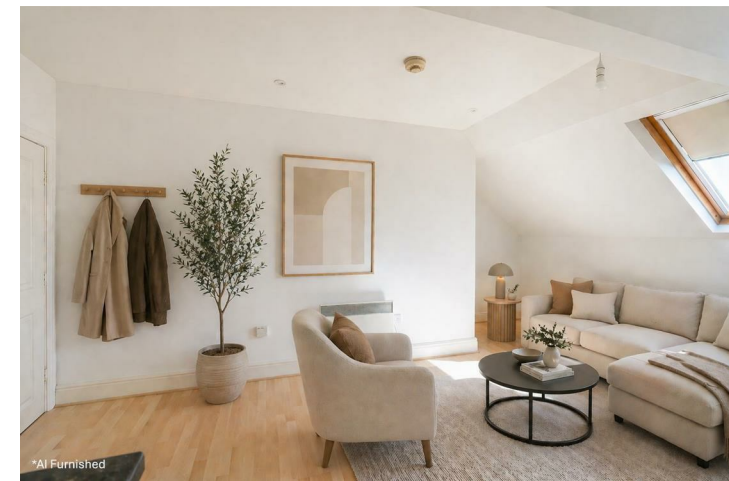
A well-proportioned double bedroom is accessed from the main living space, along with a modern three-piece family bathroom.

Well positioned and neatly presented throughout, this property is expected to attract strong interest. Early viewing is highly recommended.

* Please note a selection of rooms have been dressed using AI for illustrative purposes.*

Leasehold
Length of lease- 978 years remaining
Ground rent - £268.74 per annum
Ground rent review period- every 10 years (next review 2034)
Service Charge- £1,537.49 per annum

Council Tax Band- A



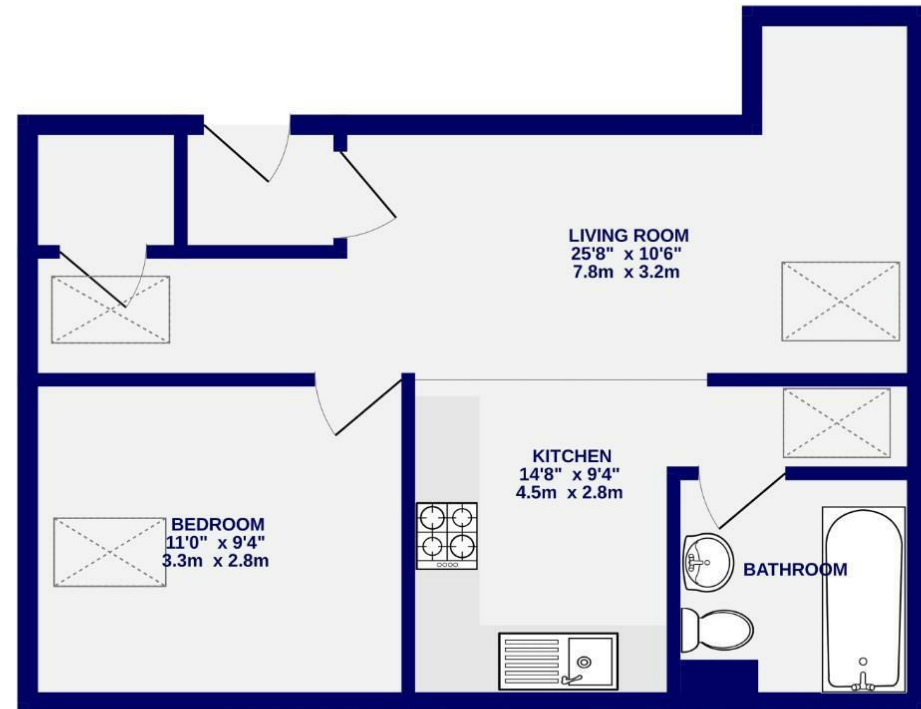


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Leasehold
Council Tax Band - A

- Loft Apartment
- One Double Bedroom
- Open Plan Kitchen Living Diner
- Sought After Residential Area
- Ready To Move Into
- Ideal First Home Or Investment
- No Onward Chain
- EPC E

THIRD FLOOR
440 sq.ft. (40.9 sq.m.) approx.



TOTAL FLOOR AREA : 440 sq.ft. (40.9 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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