

Ashtons

St. Johns Mews, Penleys Grove Street, York, YO31 7AH

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YO31 7AH

£375,000

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Located in a sought-after development close to York city centre, this beautifully presented two-bedroom apartment has been finished to a high standard throughout and benefits from a private balcony and allocated parking. The property is currently let on a monthly basis, while the development also permits holiday lets, offering excellent flexibility for investors. Alternatively, the property would make an attractive home for owner occupation.

Accessed via a secure communal entrance, the apartment opens into a spacious entrance hall leading through to a bright and airy open-plan living space. Floor-to-ceiling glazed doors fill the room with natural light and open onto a private balcony, creating an ideal space to relax or entertain. The contemporary kitchen is fitted with a range of modern wall and base units, complemented by ample worktop space and a dedicated dining area.

The property offers two well-proportioned double bedrooms, with the principal bedroom benefiting from a stylish en-suite shower room. A separate modern shower room serves the second bedroom and guests.

Externally, the apartment enjoys a private balcony and the added benefit of secure allocated parking for one vehicle.

Beautifully presented throughout and offered in move-in ready condition, this apartment combines modern living with a highly convenient location, making it an excellent home or investment opportunity.

Leasehold
Length of lease- 92 years remaining
Ground rent - £250 per annum
Ground rent review period- Fixed
Service Charge- £1,612.02 per annum









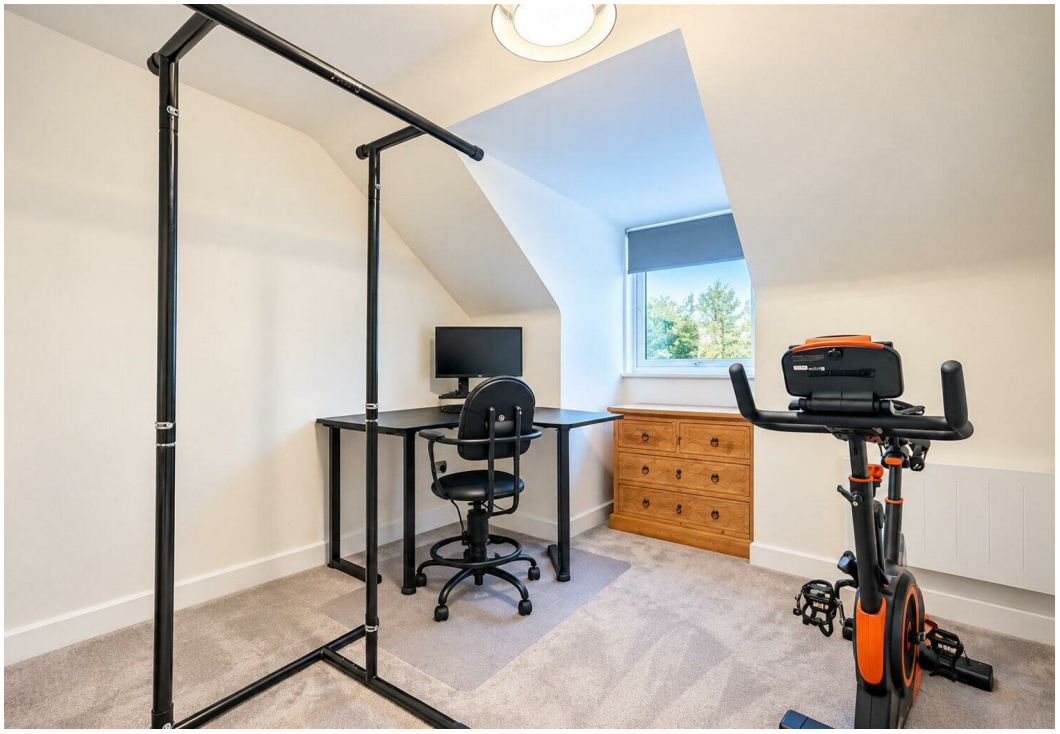










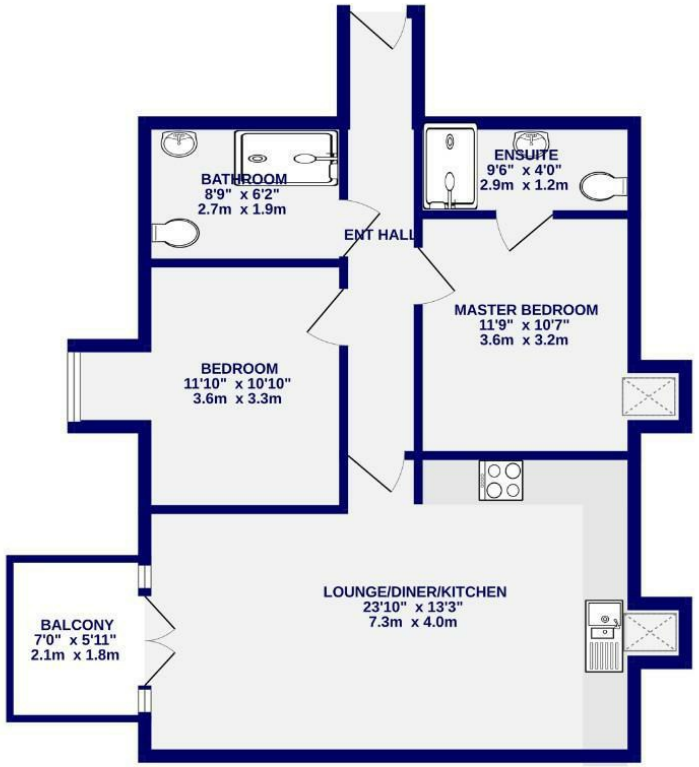


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Leasehold
Council Tax Band - C

- Stunning Apartment With Balcony
- Allocated Parking
- Walking Distance To CC & Train Station
- Ideal Residential Property Or Investment
- Two Double Bedrooms
- Two Bathrooms
- No Onward Chain
- EPC C

GROUND FLOOR
640 sq.ft. (59.4 sq.m.) approx.



TOTAL FLOOR AREA : 640 sq.ft. (59.4 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/stores 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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