



HUDSON
MOODY

11 Bedford Mews, York YO30 7EG

A spacious ONE BEDROOM GROUND FLOOR APARTMENT situated in a highly desirable location on the corner of Bootham and Queen Anne's Road.

The apartment benefits from a designated parking space in the communal courtyard and is approached via a private high wrought iron gate leading to a small courtyard garden that provides welcome outside space.

- **Impressive Ground Floor Apartment**
- **Private Entrance and Courtyard Garden**
- **Spacious Living and Kitchen Area**
- **Double Bedroom**
- **Modern Bathroom**
- **Designated Parking in Residents Courtyard**
- **Excellent Location**
- **Close to City Centre**
- **Local Shops and Services.**
- **Allocated Parking Space**

Guide Price £230,000
Tenure: Leasehold - Share of Freehold
Council Tax Band: B

service charge - £1,020.88

Maintenance Fee - £640

lease length - 978



Total area: approx. 47.7 sq. metres (513.1 sq. feet)

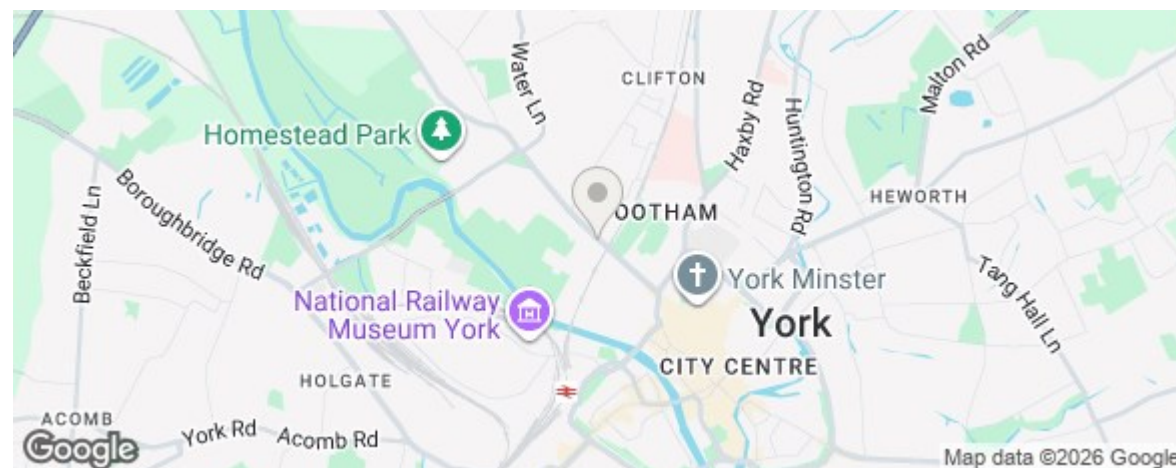
Not to scale-for illustrative purposes only. Approximate gross internal floor area. (Excluding stairs and eve storage). All measurements and fixtures including doors and windows are approximate and should be independently verified.

Plan produced using PlanUp.





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



IMPORTANT NOTICE

1. 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. Please do so particularly if contemplating travelling some distance to view the property.
2. 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.
3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
4. 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.
5. No person in the employment of Hudson Moody 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.
6. All buyers are asked to complete an online AML check through HIPLA, at their own expense, at the time of their offer to purchase a property being accepted and before the Memorandum of Sale can be issued.

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