



2 Hothams Court  
, York YO1 9PH

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£240,000

Tucked away within a quiet, gated courtyard just off Walmgate and only a short stroll from the city centre, this charming ground floor apartment offers both privacy and convenience.

The property features two well-proportioned bedrooms, a modern bathroom, and a spacious open-plan living area incorporating a lounge, dining space, and kitchen. The kitchen is well-equipped and includes a range cooker, ideal for those who enjoy cooking and entertaining.

Double doors open out onto a private, low-maintenance courtyard—perfect for relaxing or al fresco dining. A true hidden gem, this delightful apartment presents an excellent opportunity for city living in a peaceful setting.

Currently a rented property but can be sold with vacant possession and no forward chain. Call now for a viewing or further details.

EPC Rating D  
Council Tax Band B

### Communal Entrance and garden

An attractive courtyard with gated entrance and keypad and buzzer system. The courtyard has established trees and shrubs with some communal seating.

### Gated Hallway to the apartment

Security gate leading to the paved entrance to the apartment which is located on the ground floor. There is also an access door leading to the apartments private courtyard.

### Entrance hall

Radiator. Entry phone system. Doors to further rooms. Alarm panel.

### Open plan living/kitchen

28'1 x 9'7 (8.56m x 2.92m)

A large open plan lounge and kitchen with timber door leading into the rear courtyard.

Lounge - Electric feature fire with surround and hearth. Radiator.

Kitchen - Fitted with wall and base units. Sink and drainer unit. Range with 6 ring gas hob with extractor hood over. Space and plumbing for washing machine and dishwasher. Space for fridge freezer. Cupboard housing boiler. Space for dining table and chairs.

### Bedroom One

10'10 x 9'7 (3.30m x 2.92m)

Timber framed sash window. Radiator. Built in cupboard with clothing rail.

### Bedroom Two

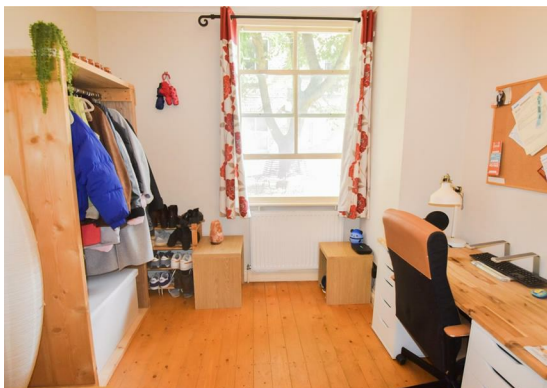
9'10 x 9'7 (3.00m x 2.92m)

Timber framed sash window. Radiator.

### Bathroom

9'5" x 4'5" (2.88 x 1.37)

Fitted with a three piece suite comprising; bath with shower over, wash hand basin and toilet. Opaque timber framed window. Radiator.





#### Outside

To the rear of the property is a private courtyard, low maintenance with Astroturf and a handy store. With gated side access to the communal hallway and garden.

#### Material Information

This information has been obtained from our Vendor/Landlord, through local information, and verified sources where available. Every effort has been made to ensure this information is accurate and clear.

Council Tax Band of the property is B. The Local Authority is the City of York Council

The property Electricity Supplier is Northern Power Grid. Water is supplied by Yorkshire Water. The property is connected to the main sewage system operated by Yorkshire Water.

The property has a combi boiler which supplies the heating and hot water.

The broadband and mobile phone signal can be checked via the Ofcom checker facility at [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

#### Leasehold Information

We are advised that the property is leasehold, details below.

- \* The lease began in January 2003.
- \* Lease Length: 125 year lease with 101 years remaining
- \* The service charge is £400.00 twice a year, the cost of which is to cover expenses in relation to The Landlord's responsibilities contained in The Lease.
- \* An insurance is payable of £303.40, this is 1/8th of the total premium.

This information would need to be verified by your solicitor. A copy of the lease is available upon request.

#### Additional Information

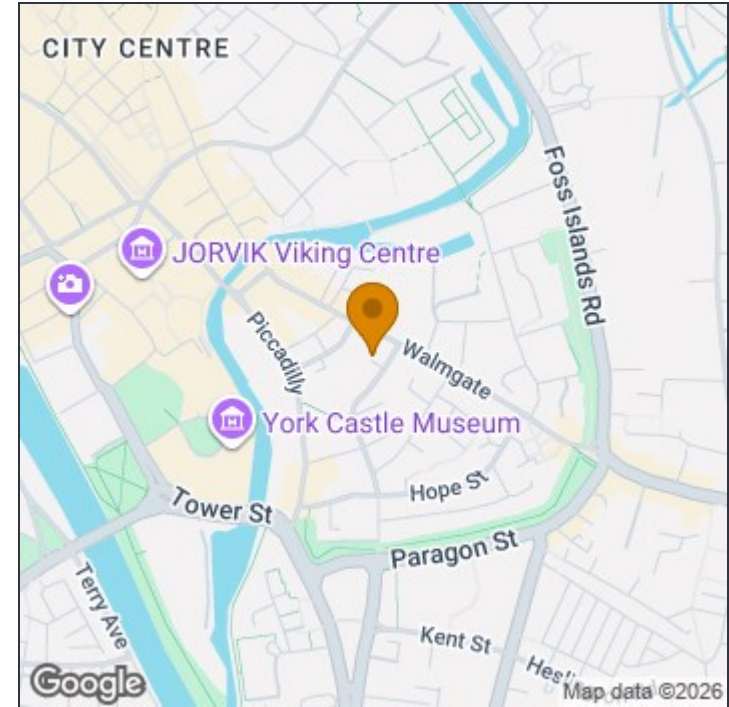
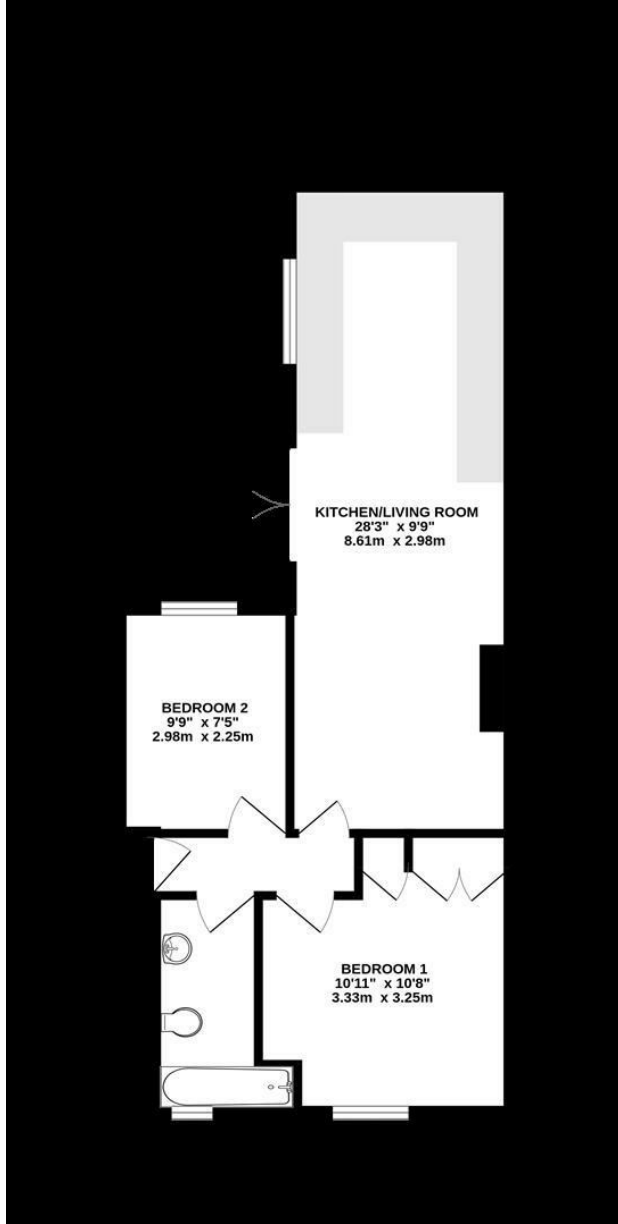
The property is currently tenanted achieving £950pcm. The tenant has not been given notice to leave and is currently on a periodic tenancy. Notice period to be discussed as and when a buyer is found. For further information please call the sales team.

Managed tenancy by Quantum.

#### Anti - Money Laundering Compliance

We are legally required to conduct Anti Money Laundering checks on all purchasers related to a sale. These checks become mandatory when a seller accepts a purchaser's offer on a property. Anti-Money Laundering checks are valid for 6 months from the date they are completed. You will need to pay for new checks should this expire. We use a supplier SmartSearch in order to carry out these checks. There is a non-refundable charge of £30 + VAT per purchaser and any related money. This fee must be paid before we can issue a memorandum of sale to solicitors and is non-refundable.





These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of or representation of fact (especially if a substantial journey is required to view the property), but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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