Churchills

YORK'S INDEPENDENT LOCAL ESTATE AGENT

3 St. Maurices Court

York, YO31 7JS

Offers Over £195,000

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NO ONWARD CHAIN!
A superb one double bedroom ground floor apartment in this central location adjacent to York's historic city walls!
Located moments from Monkgate Bar and the enticing city centre as well as nearby amenities and supermarkets this impressive property is sure to appeal both owner occupiers and investment buyers.
Ready to move into, the property also benefits from modern heating, double glazing and fitted appliances. Accessed via a secure communal hallway, the bright and airy living accommodation comprises; entrance hallway, large lounge/dining room with bay window, fitted kitchen, good size double bedroom and a three piece tiled bathroom suite. To the outside is a communal courtyard as well as a bin and bike store.
An internal viewing of this impressive apartment is highly recommended.

Entrance Hallway
Entrance door, electric night storage heater, carpets, power points, storage cupboard with hot water cylinder

Kitchen Area
6' x 11' (1.83m x 3.35m)
Kitchen area: fitted wall and base units with granite counter top, sink with mixer tap, built in oven and hob, integrated fridge freezer, slimline dishwasher, vinyl flooring, spotlights, power points

Lounge/Dining Area
14'5 x 10'6 (4.39m x 3.20m)
Lounge/Dining area: double glazed bay window to side, wall mounted electric heaters, carpets, power points, television points

Bedroom
10'11 x 10'6 (3.33m x 3.20m)
Double glazed window to side, wall mounted electric heater, carpets, power points

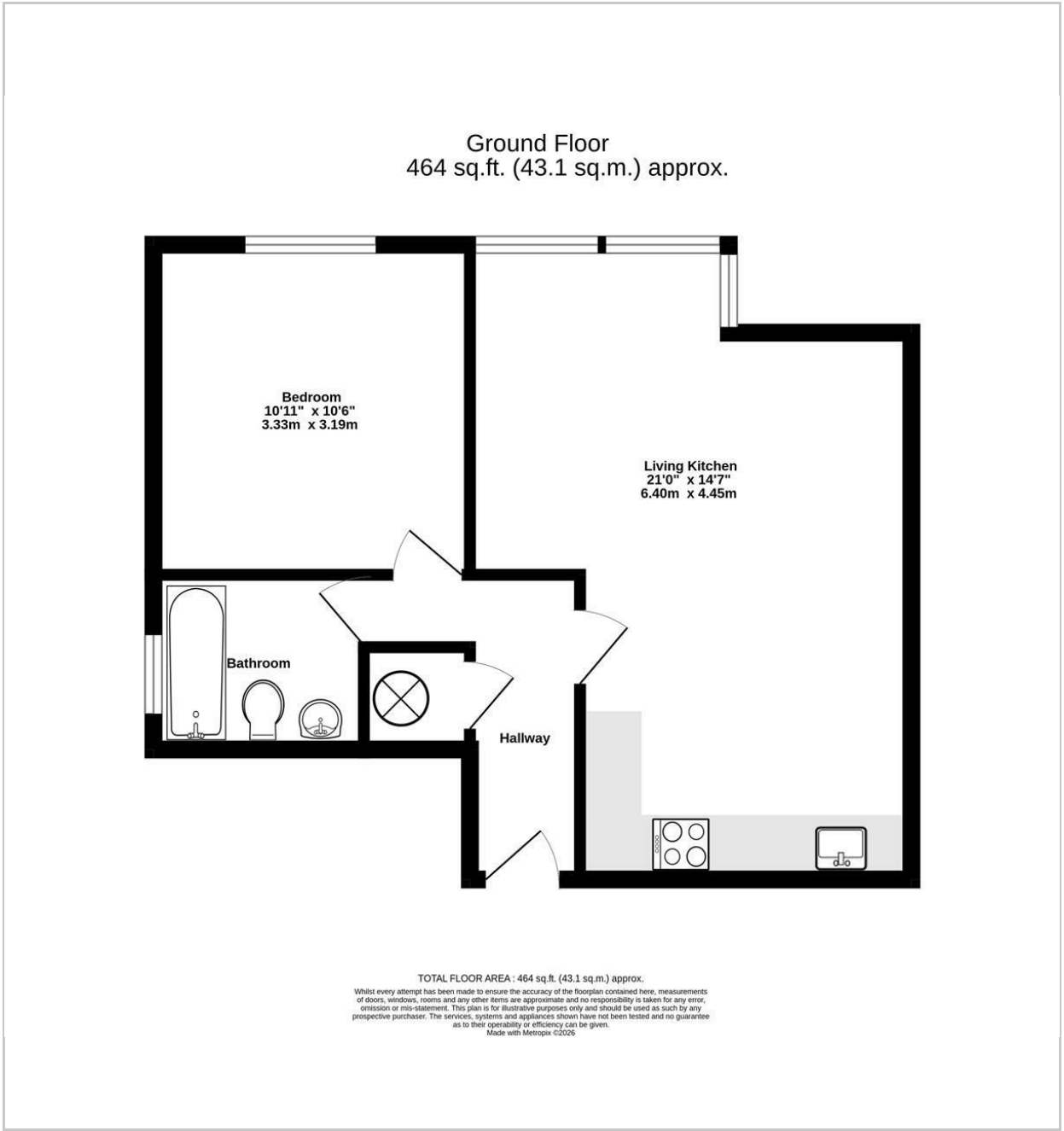
Bathroom
Opaque double glazed window to side, panelled bath with mains shower over, low level w.c., wash hand basin, towel radiator, part-tiled walls, vinyl flooring, recessed spotlights, extractor fan, wall-mounted heater

To the outside
Gated communal courtyard, bin and bike stores

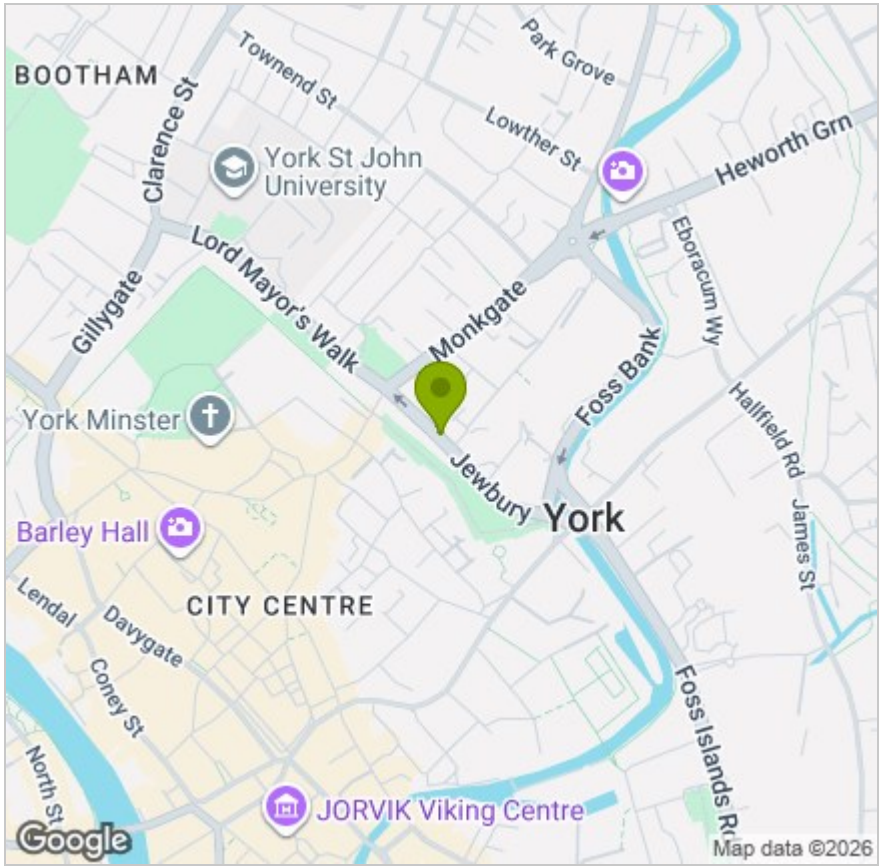
Lease and service charges to be advised

Agents Note
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our branch for further details.

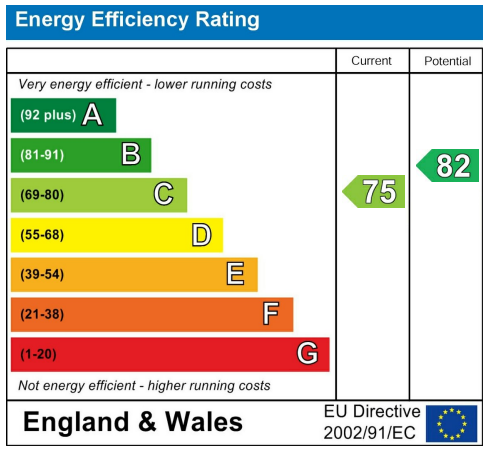
FLOOR PLAN



LOCATION



EPC



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 representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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