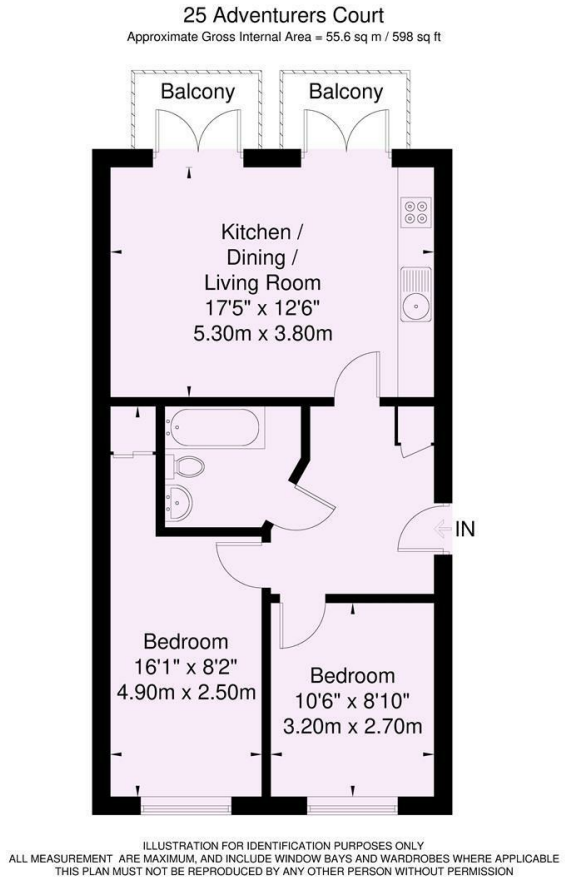
25 Adventurers Court Pond Garth, York YO1 7ND

HUDSON
MOODY

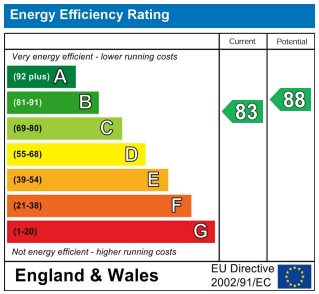
A contemporary , two bedroom apartment, overlooking the River Foss within the heart of the city centre, benefitting from secure under croft parking.

- **A Short Stroll of the City Centre**
- **Open Plan Living Dining Room with Dual Balconies**
- **Modern Kitchen with Integral Appliances**
- **Double Bedroom with Fitted Wardrobes**
- **Second Double Bedroom**
- **Spacious Bathroom with Shower over Bath**
- **Secure Development**
- **Communal Gardens and Cafe**
- **Under croft Parking Space and Personal Lockable Store**
- **No Onward Chain**



Guide Price £325,000
Tenure: Leasehold
Council Tax Band: D

Years Remaining on the Lease: 180
Service Charge: £846.07 quarterly (reviewed yearly)
Ground Rent: £275pa
Ground Rent Review Period: 25 years



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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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