St. Marys, York YO30 7DD

£180,000

Stephensons
estate agents & chartered surveyors

A delightful one-bedroom apartment in the lower ground floor of a traditional Victorian townhouse with contemporary décor throughout. Situated on a quiet residential street just off Bootham, the property is perfect for those wanting to be a stone's throw from the City Centre.

Tenure: Leasehold
Broadband Coverage: Up to 1000* Mbps download speed
EPC Rating: E - 65
Council Tax: A - City of York
Current Planning Permission: No current valid planning permissions

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

*Download speeds vary by broadband providers so please check with them before purchasing.

A communal entrance hall with period features is the main entrance to the building. The property is entered via a private entrance door to the lower ground floor, which welcomes you into an entrance hall with useful storage cupboard.

The open plan living kitchen boasts modern grey fitted units, electric cooker and ceramic hob with extractor fan and space and plumbing for further appliances such as fridge/freezer or washing machine. A beautiful exposed brick breakfast bar provides a fantastic area for informal dining. Built in shelves in the living room offer plenty of storage space. Sash windows overlook the courtyard, flooding the living area with natural lighting.

To the front elevation of the property is the good-sized bedroom, which is neutrally decorated and benefits from having high windows to allow in plenty of light.

The property's bathroom consists of a low flush WC, pedestal hand wash basin, panelled bathtub and separate shower.

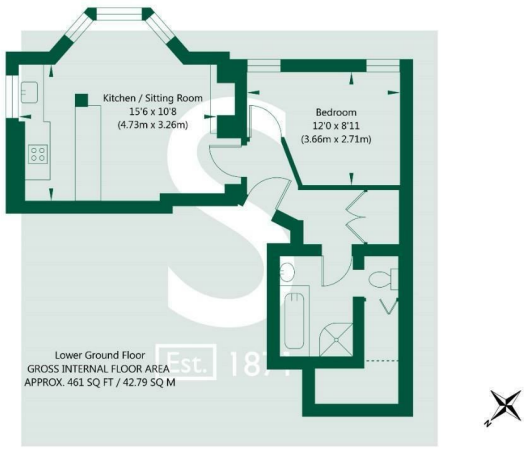
Externally, the property fronts onto St Marys, a quiet residential street just off Bootham. A forecourt sits to the front with pleasant plants and shrubs. A shared outdoor area offers a peaceful place to relax in the warmer months.

Just minutes away from York Minster, this property provides impeccable access into York City Centre and the train station. Perfect for those working in York Centre or who visit regularly an early viewing at this property is advised.

Starting Year of Lease: 2014
Years Remaining on Lease: 989 years
Service Charges: £85.00 per calendar month
Ground Rent: Peppercorn.
Management Company: 30 St Mary's Management Company

In accordance with Anti-Money Laundering Regulations, we are required to carry out identity and anti-money laundering checks on all purchasers. A non-refundable fee of £30 + VAT (£36 including VAT) per purchaser is payable for these checks. The fee must be paid before we can issue a Memorandum of Sale to the solicitors and is non-refundable should the purchase subsequently not proceed.

St Mary's, Bootham, York, YO30 7DD



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 461 SQ FT / 42.79 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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