



HUDSON
MOODY

56 Islands House Dennison Street, York YO31 8YX

A stylish, two bedroom riverside apartment with allocated parking, offering beautiful views and easy access to the city centre. *The property also uniquely benefits from a deed of variation to the ground rent and it's terms, making the ground rent peppercorn for the duration of the term.*

- **Modern Apartment**
- **Two Double Bedrooms**
- **Open Plan Living / Kitchen**
- **Balcony with River Views**
- **Contemporary Fitted Kitchen**
- **Walking Distance to CC**
- **Allocated Parking**
- **Well Presented Throughout**
- **Shower Room**
- **Uniquely Benefiting From Peppercorn Ground Rent**

Guide Price £250,000

Tenure: Leasehold

Council Tax Band: C

Lease Length: 226 Years Remaining

Service Charge: £3259 per annum

Ground Rent: peppercorn (£0)

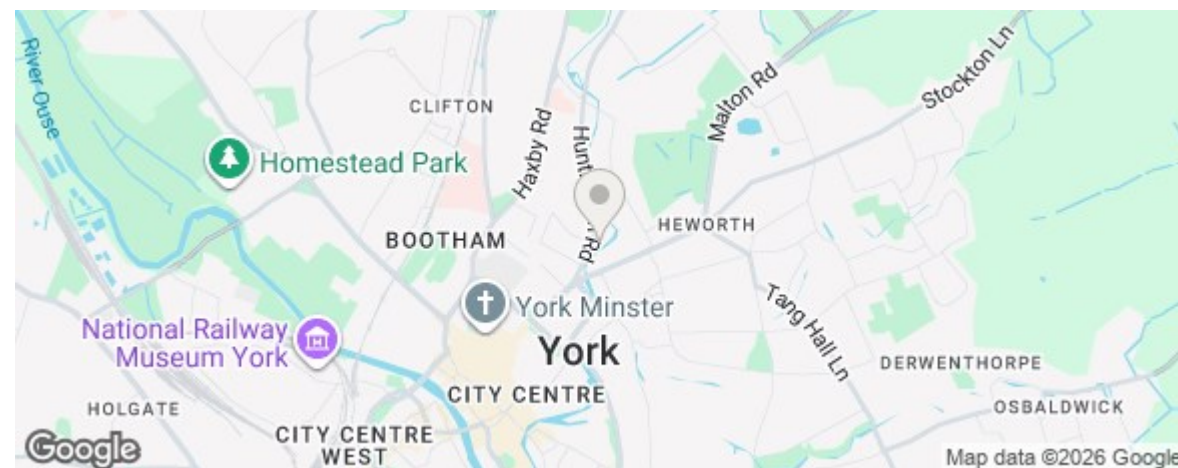
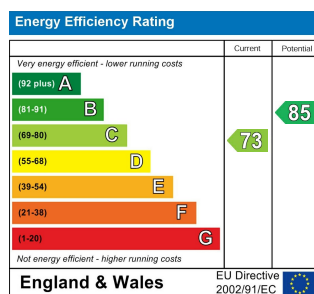


Total floor area 63.7 sq.m. (686 sq.ft.) approx

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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.
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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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**58 Micklegate
York
YO1 6LF**

01904 650650

property@hudson-moody.com