

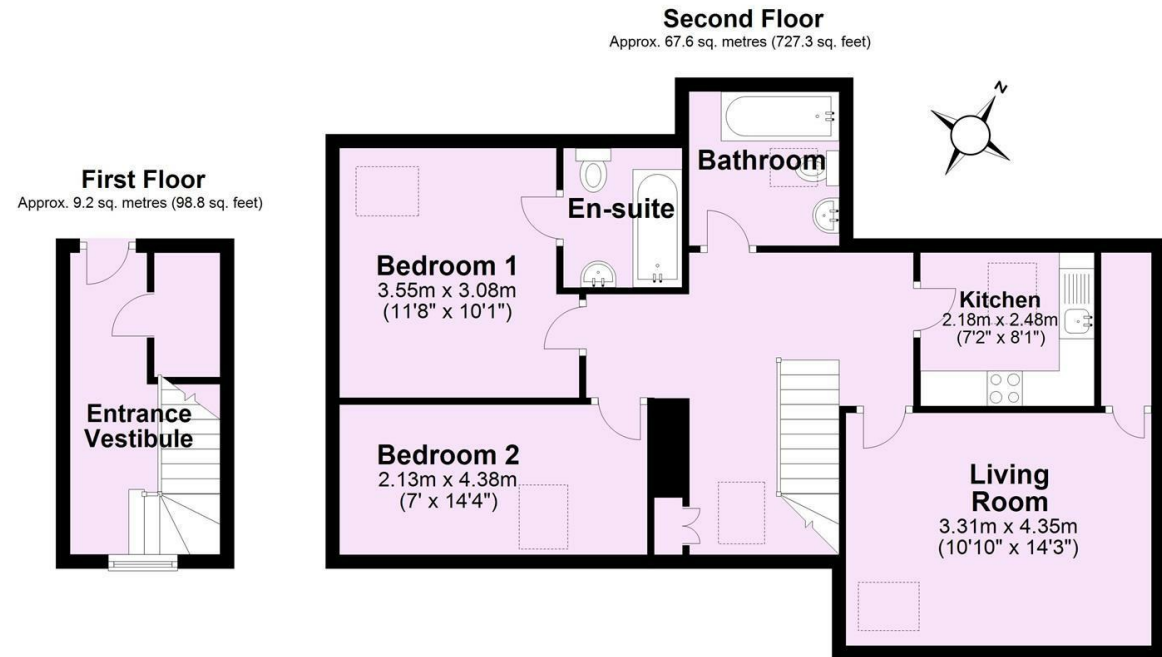


HUDSON
MOODY

Flat 7, 10 St. Peters Grove, York YO30 6AQ

An impressive second-floor apartment, situated off the beautiful tree lined street of Bootham, just moments away from the City centre yet offering a peaceful setting on St Peters Grove forming a part of a period conversion dating back to the 1900's.

- **Modern Top Floor Apartment**
- **Beautiful Communal Entrance**
- **Spacious Living Room**
- **Master Bedroom with En-Suite Bathroom**
- **House Bathroom**
- **Ample Storage**
- **Allocated Off Street Parking**
- **A Short Walk to the City Centre and Railway Station**
- **Close to the Prestigious Bootham and St Peters School**
- **No Onward Chain**



For Illustrative Purposes Only - not to scale
Plan produced using PlanUp.

Guide Price £275,000

Tenure: Leasehold - Share of Freehold

Council Tax Band: D

Lease Length : 999 (years remaining 978)

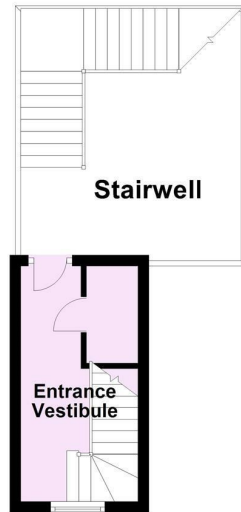
Service Charge: £125 pcm (reviewed annually)

Ground Rent: N/A



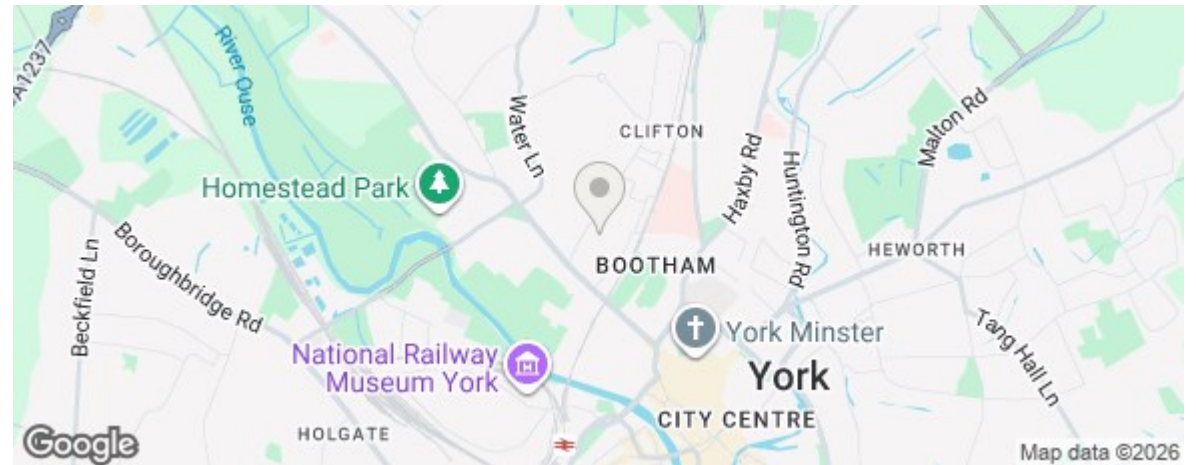


Plot Layout



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	50	56
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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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