

Apartment 21, St Johns Mews Penleys Grove Street,
York YO31 7AH

Situated in the highly sought after St Johns Mews development on Penleys Grove Street, this beautifully presented one bedroom first floor apartment offers stylish, modern living just a short distance from York city centre.

- **Immaculate first floor apartment**
- **One double bedroom**
- **Bright open-plan living space**
- **Juliet balcony**
- **Modern kitchen with Breakfast Bar**
- **Modern Bathroom with Underfloor Heating**
- **Holiday Lets Permitted**
- **Excellent access to York city centre**
- **Sought After Location in the Groves**
- **Allocated off-street parking**

Offers Over £240,000

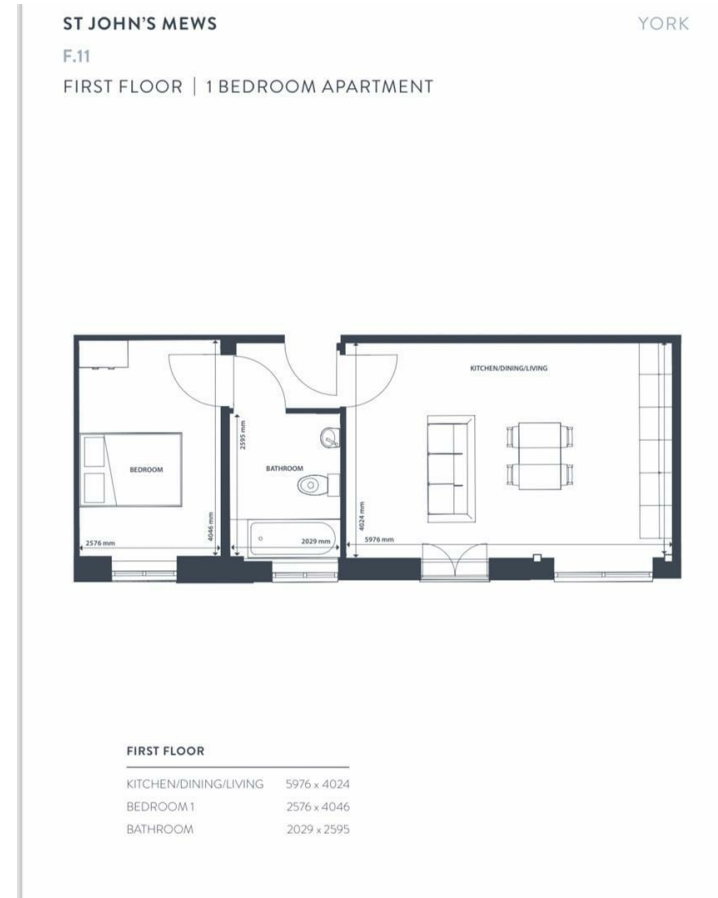
Tenure: Leasehold

Council Tax Band: B

Lease Length- 994 years remaining

Annual Ground Rent- £160.00

Annual Service Charge- £1274.04







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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