

Ashtons

Cordwainers Court, Black Horse Lane, York, YO1 7NE

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Black Horse Lane, York
YO1 7NE

£185,000

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A spacious two-bedroom apartment located in the popular Hungate development, within walking distance of York city centre. Offered with no onward chain, this apartment also features a balcony for outdoor seating, overlooking the River Foss. Due to its sought after location, it is sure to be popular among first-time buyers, investors, and those working in the city centre.

Situated on the second floor with lift access available, the apartment comprises an entrance hall with built-in storage, and an open-plan kitchen/living/dining area with large windows allowing natural light to flood in. The contemporary kitchen offers an array of sleek wall and base units, along with integrated appliances throughout. There are two double bedrooms, with the master having built in wardrobes. The internal accommodation has wooden floor throughout is completed by a stylish three piece bathroom with floor to ceiling tiles.

Cordwainers Court, part of the Hungate development, offers well maintained communal spaces, including courtyards, gardens, bin storage, and bike stores. While there is no allocated parking, ample parking is available in the surrounding area.

Offered with no onward chain, viewing is highly recommended.

*Some rooms are shown beside AI staged versions. Furnishings are illustrative, may not be to scale and are not included in the sale. AI may alter other details, so please refer to the original photo *

Leasehold
Length of lease - 199 years commencing on 1 January 2007
Ground rent £289 per annum
Ground rent review period- annual increase by 5%- Due July 2025
Service charge £2,836.25 per annum

Council Tax Band - D









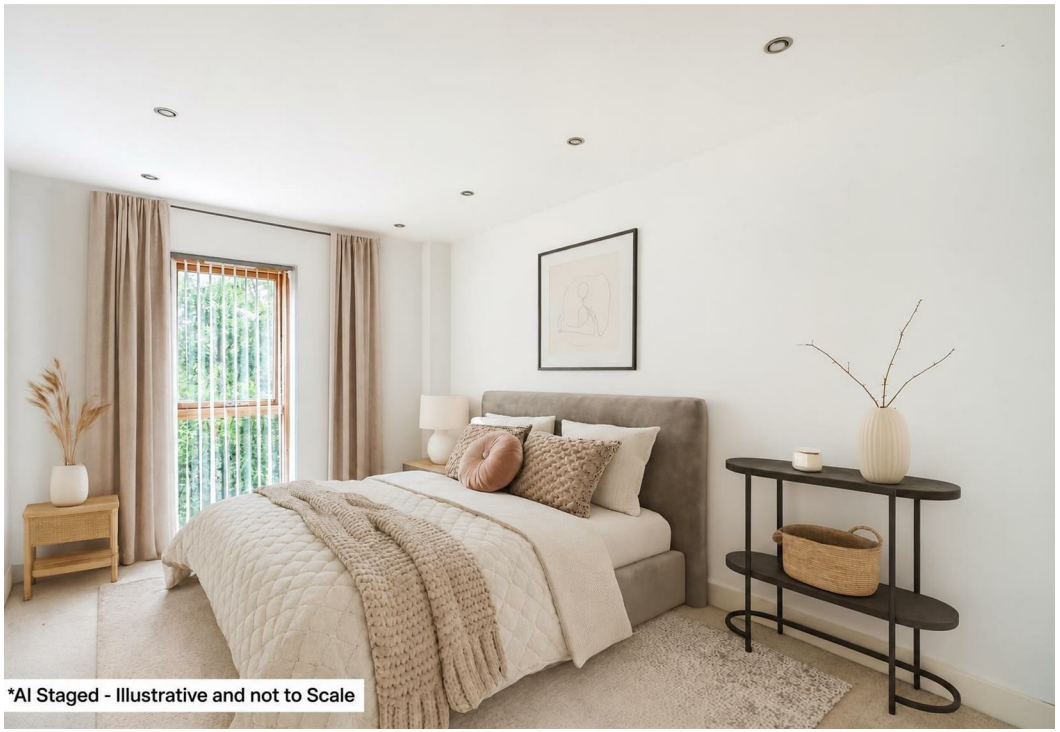










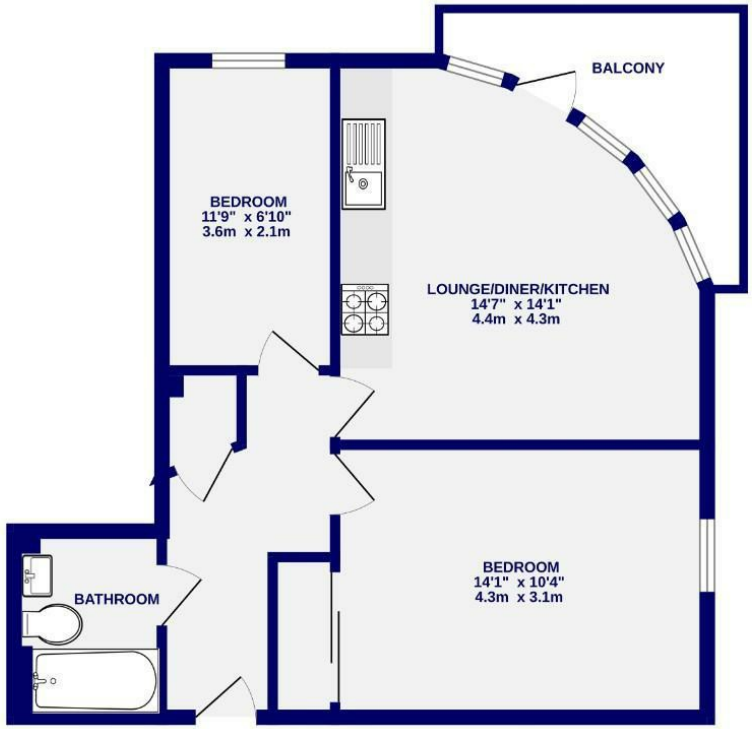

*AI Staged - Illustrative and not to Scale

Cordwainers Court
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YO1 7NE

Leasehold
Council Tax Band - D

- Second Floor Apartment
- Two Double Bedrooms
- Balcony
- Ideal First Home Or Investment
- Popular Residential Development
- Lift Access
- No Onward Chain
- EPC- B

SECOND FLOOR
523 sq.ft. (48.6 sq.m.) approx.



TOTAL FLOOR AREA : 523 sq.ft. (48.6 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garage/stores will form part of the overall floor area and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability.
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Ashtons
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