



HUDSON
MOODY

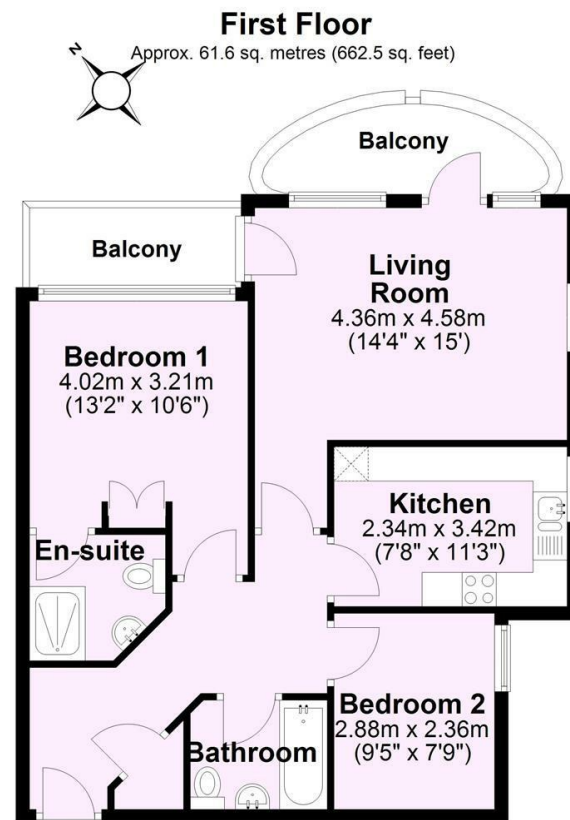
10 Emperors Wharf Skeldergate, York YO1 6DQ

A spacious two bedroom, two bathroom apartment with secure under croft parking. Enjoying an enviable, riverside position within Emperors Wharf.

- **City Centre, Riverside Location**
- **Set within a Small, Luxury Development**
- **Open Plan Living Dining Area with Two Balconies**
- **Spacious Kitchen with Integral Appliances**
- **Principal Bedroom with Integral Storage and En-Suite Shower Room**
- **Second Bedroom**
- **House Bathroom Room with Bath and Shower Over**
- **Immaculate Communal Areas**
- **Secure Undercroft Parking Space**
- **Share of the Freehold and No Onward Chain**

Offers In Excess Of £450,000
Tenure: Leasehold - Share of Freehold
Council Tax Band: E

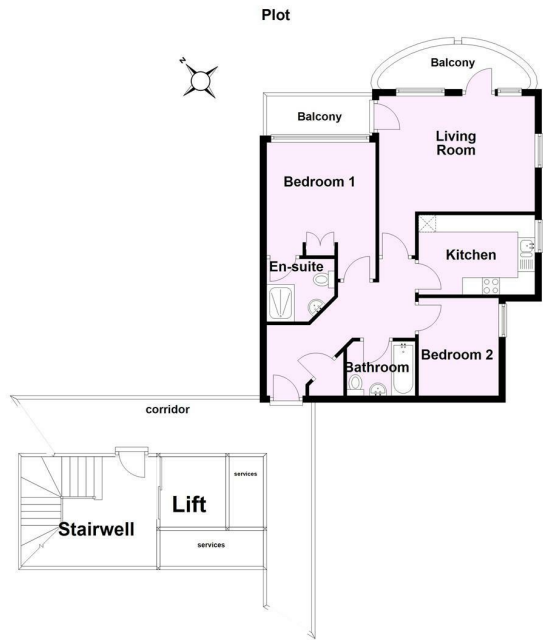
Years remaining on the lease: 972
Service Charge: £2505
Ground Rent: Zero



Total area: approx. 61.6 sq. metres (662.5 sq. feet)







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	83
(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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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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