



HUDSON  
MOODY

40 The Walk Holgate Road, York YO24 4EL

Situated in a development off Holgate Road and within easy reach of York city centre is this superbly presented second floor apartment providing an excellent open plan living area, two double bedrooms and shower room.



### Second Floor

Approx. 61.2 sq. metres (658.8 sq. feet)



Total area: approx. 61.2 sq. metres (658.8 sq. feet)

- Well Appointed Second Floor Apartment
- Prestigious Development Close to the City Centre
- Communal Entrance with Lift and Stairs
- Large Open Plan Living, Dining and Kitchen
- Two Double Bedrooms and Shower Room
- Within a 5 minute walk of Micklegate Bar with its popular bar, cafes and restaurants
- Direct Access to York Station, 2-3 Minutes Walk
- Fully Gated and Enclosed Site with Electronic Access for Cars and Pedestrians
- Long Lease
- Allocated Parking Space

**Offers Over £205,000**

**Tenure: Leasehold**

**Council Tax Band: C**

Lease Details:

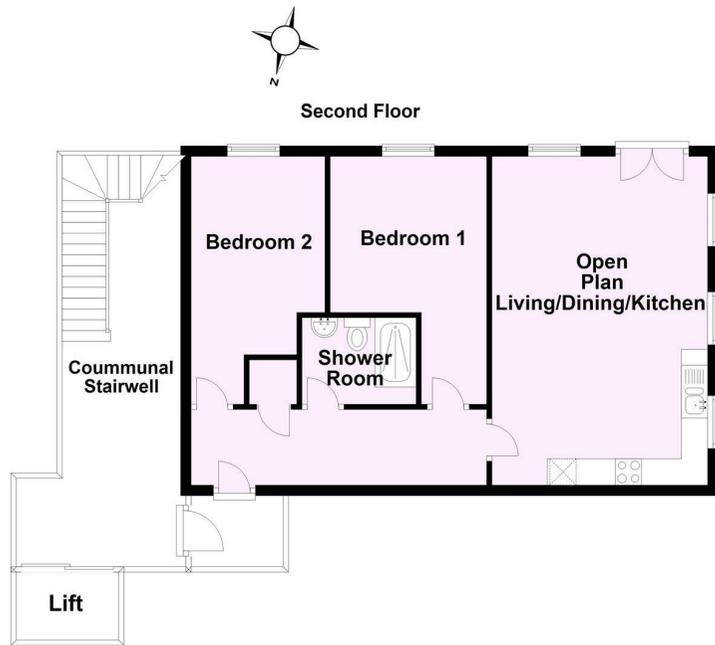
240 Years Left On Lease

Ground Rent: £311.87 per year

Service Charge: £1,167 per year







Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>		82	88
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		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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