



- Modern Apartment
- Immaculately Presented Throughout
- Modern Fitted Kitchen
- No Onward Chain
- Ideal First Home Or Investment

- Generous Double Bedroom
- Spacious Open-Plan Living
- Walking Distance To City Centre
- Allocated Parking Space

Located on the sought-after Layerthorpe, just outside York's historic city walls, this immaculately presented, turnkey apartment offers an exceptional opportunity for first-time buyers, professionals, investors or those seeking a convenient city centre base. With both York St John University and the University of York within easy reach, the property is perfectly positioned to benefit from strong rental demand, whilst also offering easy access to local amenities and everything our historic city has to offer.

Accessed via a secure communal entrance, the apartment opens into a welcoming entrance hall with a useful storage cupboard, leading through to the bright and airy open-plan kitchen, living and dining space. The contemporary kitchen offers a sleek range of wall and base units with ample storage and worktop space. There is plenty of room for dining, with the current owner making excellent use of a breakfast bar-style dining set that perfectly complements the space. The living area comfortably accommodates two sofas, creating a wonderful environment for both relaxing and entertaining.

The generous double bedroom offers ample space for bedroom furniture and is served by a modern shower room, finished in neutral tones.

A real advantage in such a central location, the property also benefits from an allocated parking space.

Offered for sale with no onward chain and available for immediate viewing, this stylish one-bedroom apartment presents a fantastic opportunity to acquire a low-maintenance home or investment in a prime and well-connected location.

Leasehold

Length of lease- 240 years remaining

Ground rent - £300 per annum

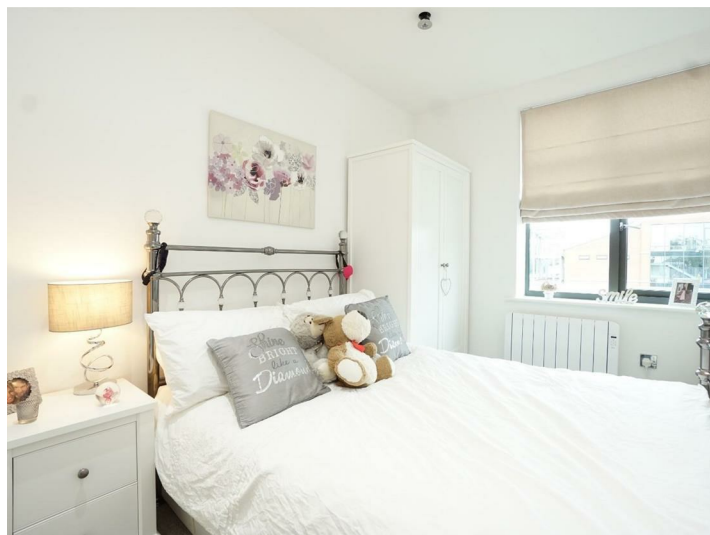
Ground rent review period- every ten years (Increasing to £470 pa)

Service Charge- £1,300 per annum

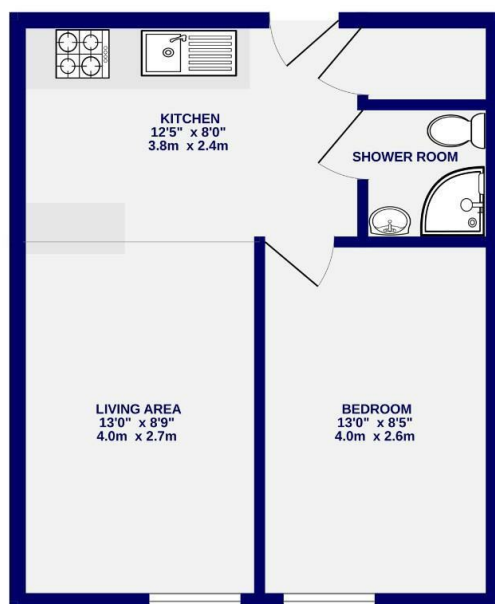
Council Tax Band- B

ANTI-MONEY LAUNDERING COMPLIANCE

We are legally required to conduct Anti Money Laundering checks on all



1ST FLOOR
361 sq.ft. (33.5 sq.m.) approx.



TOTAL FLOOR AREA : 361 sq.ft. (33.5 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 measurements will form part of the overall floor area and no responsibility is taken for any error, omission or misstatement. 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 are guaranteed as to their operability.

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