
HUDSON
MOODY
2 Hothams Court, York YO1 9PH

A two bedroom, ground floor apartment, set within a secure gated development. Situated in Hothams Court, off George Street and Walmgate within the city walls

- **Enviable city centre location**
- **Quiet set back position**
- **Secure gated development of only 8 apartments**
- **Open plan kitchen dining living room**
- **Well equipped kitchen with range cooker and space for appliances**
- **Two bedrooms**
- **Bathroom with shower over bath**
- **Good sized private courtyard garden**
- **Attractive communal courtyard**
- **No onward chain**

Guide Price £200,000
Tenure: Leasehold
Council Tax Band: B

Years remaining on the lease: 102
Service Charge: £800 pa
Ground Rent: Peppercorn

2 Hothams Court

Approximate Gross Internal Floor Area = 51.7 sq m / 557 sq ft

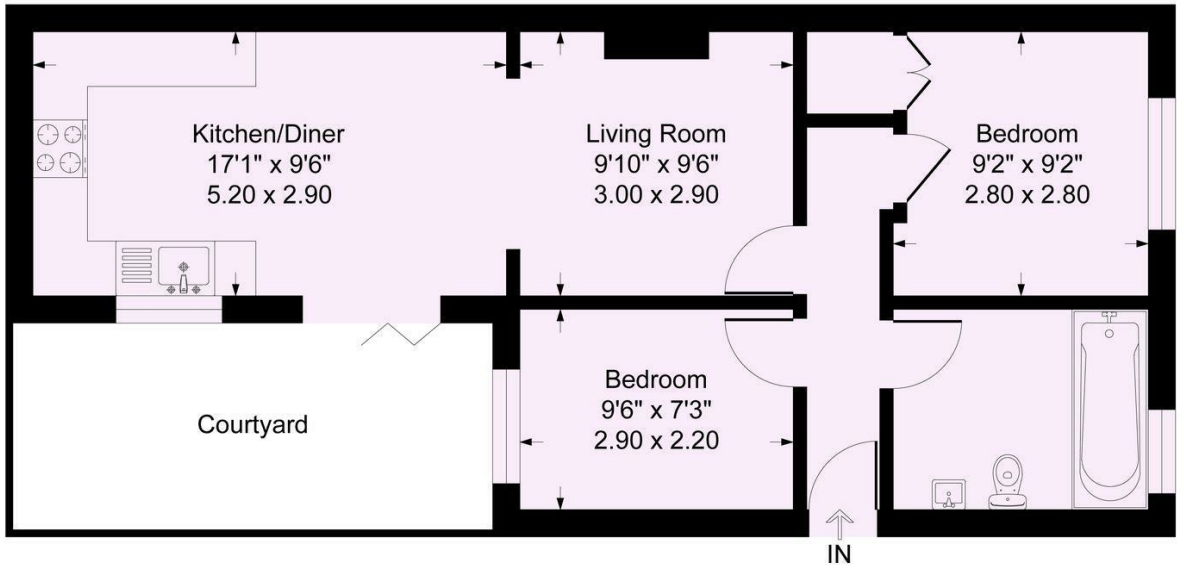


Illustration for identification purposes only, measurements are approximate, not to scale.









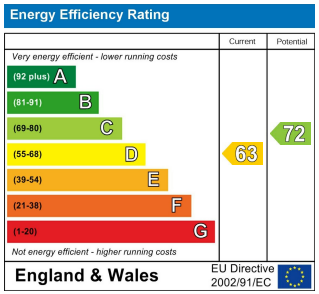












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IMPORTANT NOTICE

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.
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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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