



27 Neptune House  
Lawrence Street, YORK  
YO10 3UD

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**£203,000**

Neptune House, Olympian Court - A popular development to many investors and home owners.

We are delighted to bring to market this ground floor two bedroom apartment, with benefit of no forward chain and an allocated parking space.

Situated in a prime location, the apartment offers the best of city living with easy access to local amenities, shops, transport links and a shorty walk to the University. The property comprises; Entrance Hallway, open plan lounge with kitchen, two bedrooms and bathroom.

EPC Rating B  
Council Tax Band C

**Communal Entrance Hallway**

Entry door with post boxes to the outside. The apartment is located on the ground floor.

**Entrance Hallway**

Doors to further rooms. Entry phone system Radiator.

**Open plan Lounge/Kitchen**

9'4 x 7'8 lounge area (2.84m x 2.34m lounge area)

Lounge Area - Two radiators. Three UPVC windows.

Kitchen Area - 9'4 x 7'8 - Fitted with wall and base units and coordinating worktops. Breakfast bar with seating. Sink and drainer unit. Space and plumbing for washing machine. Space for fridge freezer. Built in oven with electric hob and extractor hood above. Cupboard housing the boiler.





### **Bathroom**

7'0 x 6'0 (2.13m x 1.83m)

Fitted three piece suite comprising; bath with shower over, wash hand basin and toilet. Extractor fan. Radiator.

### **Bedroom One**

18'2 x 9'6 (5.54m x 2.90m)

UPVC window. Radiator.

### **Bedroom Two**

11'5 x 7'8 (3.48m x 2.34m)

UPVC window. Radiator.

### **Leasehold Information**

The below information would need to be verified by a solicitor. Sorry - Holiday letting is not permitted

We are advised that the ground rent is approx. £100 per annum.

The service charge from 01/08/2025 - 31/07/2026 is £2,186.08

We are further informed that the 125 year lease began in January 2003.

### **Material Information**

This information has been obtained from our Vendor/ Landlord, through local information, and verified sources where available. Every effort has been made to ensure this information is accurate and clear.



Council Tax Band of the property is C. The Local Authority is the City of York Council  
The property Electricity Supplier is Northern Power Grid.

Water is supplied by Yorkshire Water. The property is connected to the main sewage system operated by Yorkshire Water.

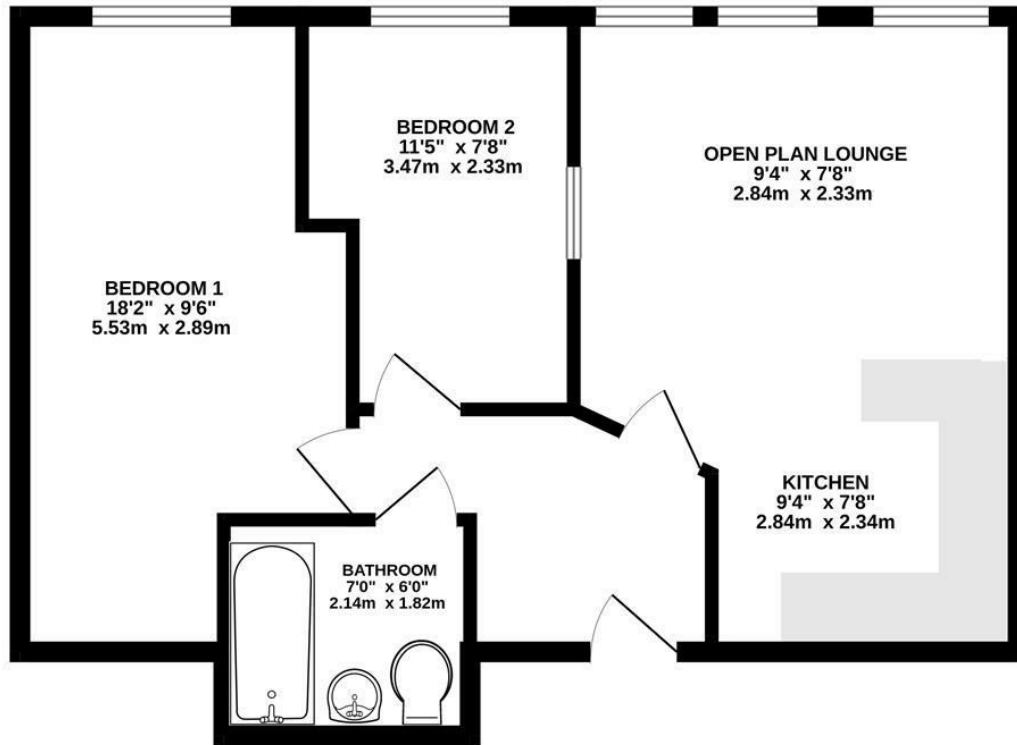
The property has a combi boiler which supplies the heating and hot water.

The broadband and mobile phone signal can be checked via the Ofcom checker facility at [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

### **Anti - Money Laundering Compliance**

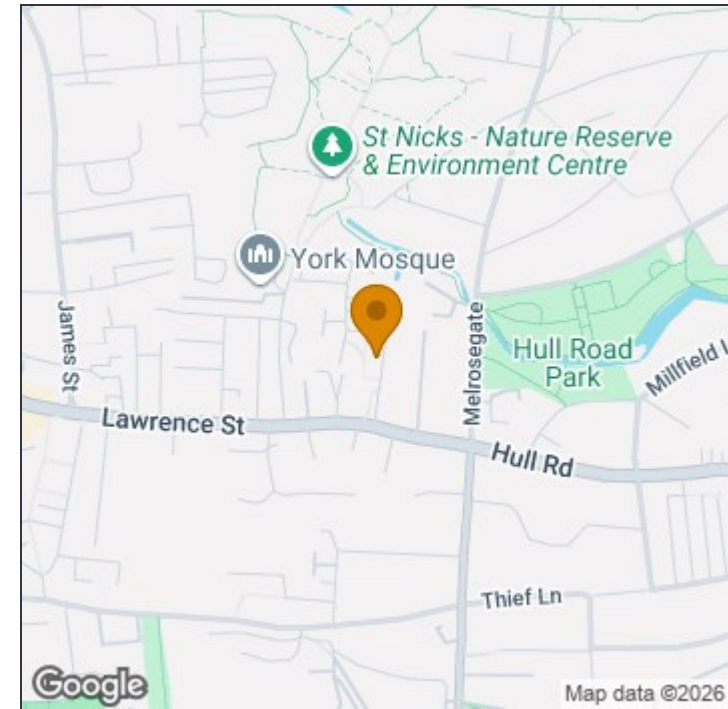
We are legally required to conduct Anti Money Laundering checks on all purchasers related to a sale. These checks become mandatory when a seller accepts a purchaser's offer on a property. Anti-Money Laundering checks are valid for 6 months from the date they are completed. You will need to pay for new checks should this expire. We use a supplier SmartSearch in order to carry out these checks. There is a non-refundable charge of £30 + VAT per purchaser and any related money. This fee must be paid before we can issue a memorandum of sale to solicitors and is non-refundable.

GROUND FLOOR  
533 sq.ft. (49.5 sq.m.) approx.



TOTAL FLOOR AREA : 533 sq.ft. (49.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate 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 or efficiency can be given.  
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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of or representation of fact (especially if a substantial journey is required to view the property), but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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