



Ashtons

The Old Brewery, Ogleforth, York, YO1 7JG

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Offers Over £300,000



Located just a short distance from the heart of York City Centre and within easy reach of the city's amenities, this well-presented first-floor apartment is offered with no onward chain. Previously a successful rental, the property has been maintained to a high standard and is ready to move into and enjoy.

Accessed via a secure communal entrance, the apartment opens into an entrance hall leading to a spacious open-plan kitchen, living, and dining area at the front of the building. Boasting windows on three aspects, the room is filled with natural light and offers ample space for a variety of furniture arrangements. The kitchen features contemporary shaker-style wall and base units, plenty of storage, generous work surfaces, and space for freestanding appliances.

The property comprises a large double bedroom and a smaller second bedroom, ideal for a home office or guest room. Completing the accommodation is a modern three-piece shower room.

Please note that parking is not included and holiday lets are not permitted. Offered with no onward chain, early viewing is highly recommended.

Leasehold
Length of lease - 183 years remaining
Ground rent - £275 per annum
Ground rent review period - Fixed
Service Charge - £2,640 per annum

Council Tax Band - C



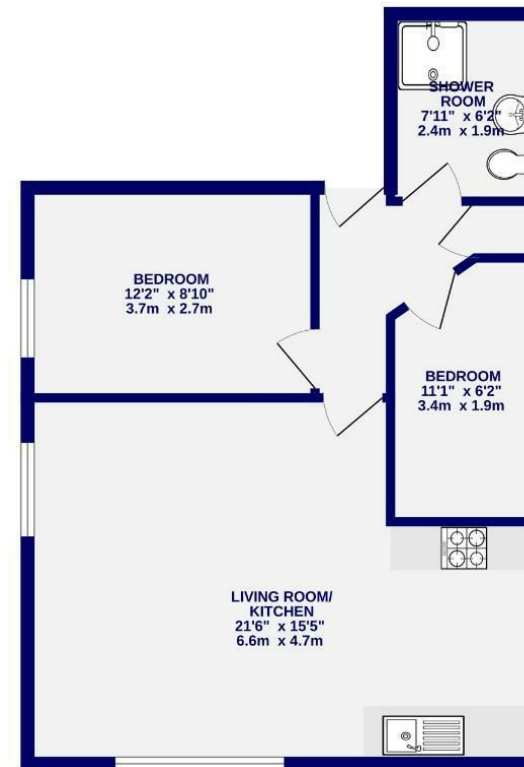


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Leasehold
Council Tax Band - C

- First Floor Apartment
- One Double & One Single Bedroom
- City Centre Living
- Well Maintained Throughout
- Open Plan Living Dining Kitchen
- EPC C

1ST FLOOR
567 sq.ft. (52.6 sq.m.) approx.



TOTAL FLOOR AREA- 567 sq.ft. (52.6 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 garage/storerooms will form part of the overall floor area 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 is to their operability.
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