

Churchills
YORK'S INDEPENDENT LOCAL ESTATE AGENT

1 Bluebridge Court Fishergate

York, YO10 4AP

Guide Price £189,500

1 1 1 D

A FABULOUS 1 BEDROOM GROUND FLOOR APARTMENT set in this central location within a short walk in to the city centre. The property forms part of this small exclusive gated development converted in 2015. The property benefits from central heating, double glazing and has a video security entry system with a secure communal hallway and comprises entrance hall, large living/dining room with bay window, open to a spacious kitchen with contemporary modern units and integrated appliances, double sized bedroom and shower room/w.c. Communal courtyard with cycle stores. An internal viewing is recommended.

Communal Hallway
Entrance door with security entry system

Hallway
Entrance door, airing cupboard. Doors leading to

Lounge/Dining Room
13'6 x 12'10 (4.11m x 3.91m)
Bay window to front, window to side, ceiling cornicing, radiator. Opening to

Kitchen
Modern fitted units comprising sink unit, base and wall units, laminated work surfaces, built in electric oven and hob, integrated fridge and dishwasher, window to front

Bedroom
11'10 x 9'7 (3.61m x 2.92m)
Window to side, radiator

Shower Room
Suite in white with large walk in shower, wash hand basin and w.c.

Outside
Large communal courtyard with raised flower borders, bin and bike stores

















Lease/Service charge

Lease Years remaining 187 years and 11 months
Annual Service Charge £1,034.40
Ground Rent £150

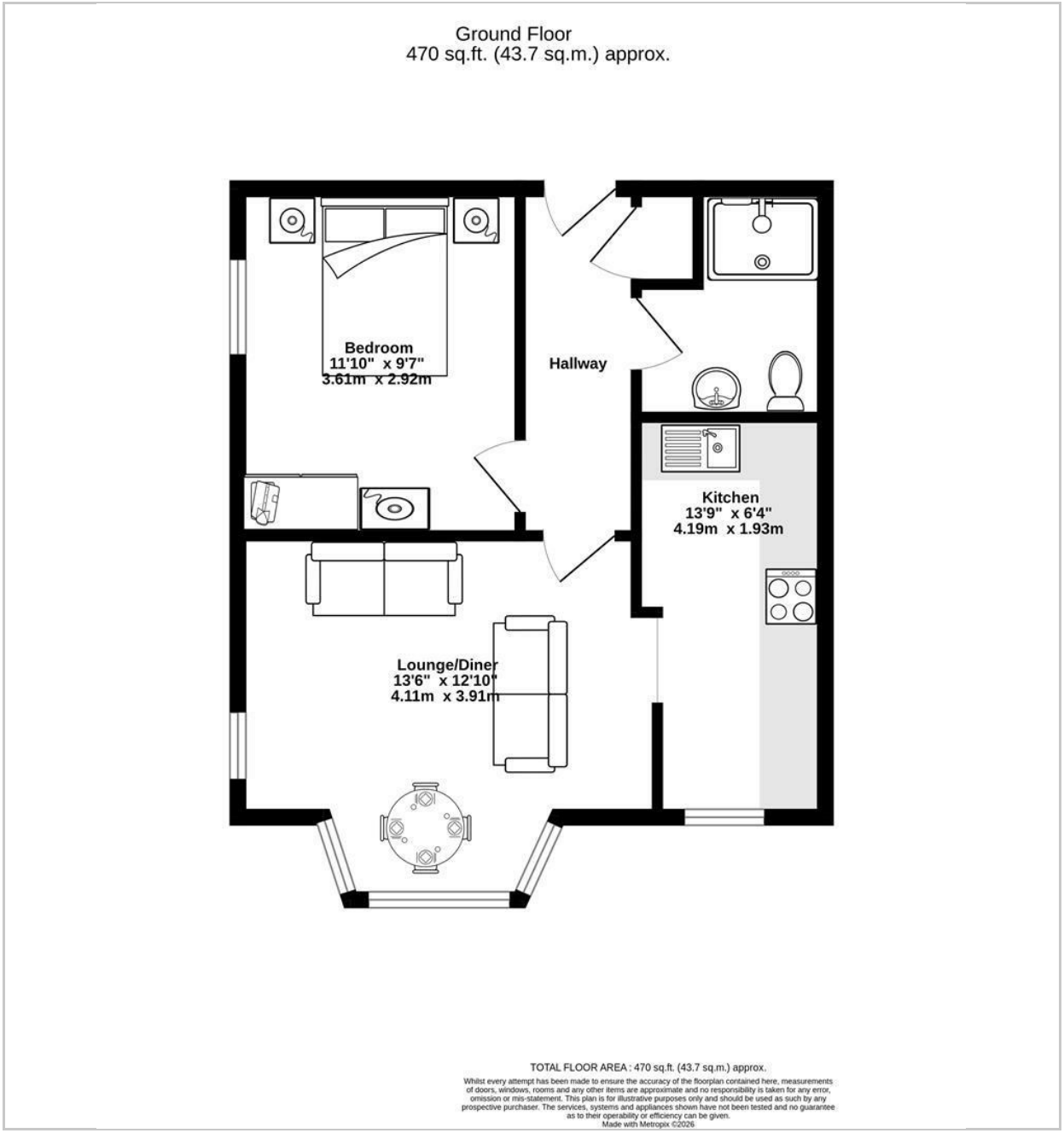
Photographs

The photos used are from prior to the current tenant moving in and show a true representation of the property

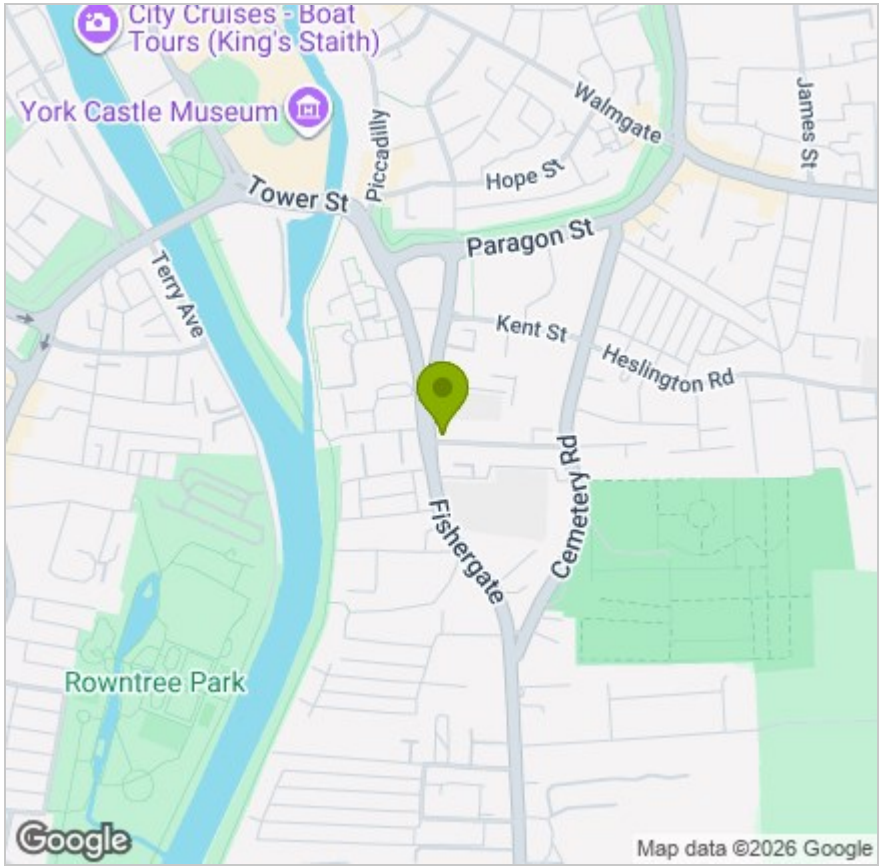
Agents Note

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our branch for further details.

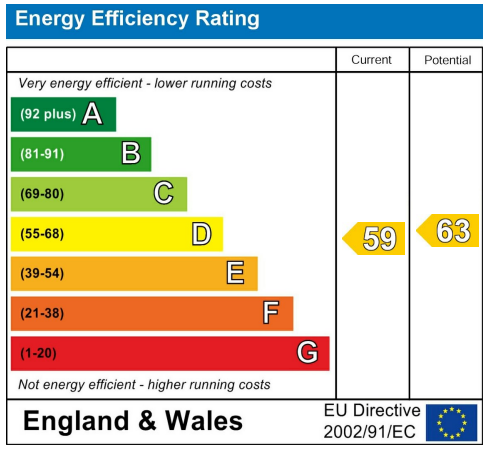
FLOOR PLAN



LOCATION



EPC



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 representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Anglia House, 3a Bishopthorpe Road, York, YO23 1NA
Tel: 01904 646611 Email: info@churchillsyork.com www.churchillsestateagents.co.uk