Churchills
YORK'S INDEPENDENT LOCAL ESTATE AGENT

22 Vesta House Olympian Court

York, YO10 3UN

Offers Over £215,000

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NO FORWARD CHAIN – AN EXCELLENT INVESTMENT OPPORTUNITY WITH A 6% RETURN.

Churchills are delighted to present this first-floor, two double bedroom apartment, ideally located just off Lawrence Street. The property offers convenient access to York's historic city centre and the University of York.
The spacious accommodation comprises a communal entrance with stairs to all floors, a private entrance hallway, and an open-plan living and kitchen area complete with fitted appliances. There are two generously sized double bedrooms and a modern bathroom suite.
Additional benefits include uPVC double glazing, central heating, and an allocated parking space.
Early viewing is highly recommended to fully appreciate the quality and potential this apartment has to offer.

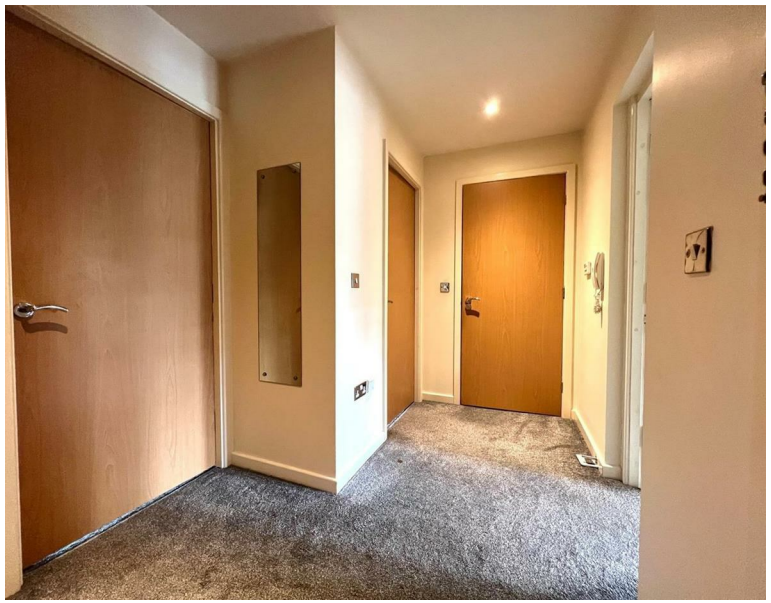
Communal Entrance
Entrance door, stairs to all floors

Entrance Hall
Entrance door, double panelled radiator, power points, built in storage cupboard

Living/Dining Area
17'7" x 14'1 (5.36m x 4.29m)
Three double glazed windows to front, double panelled radiator, TV point, power points, recessed spotlights

Kitchen area
9'7" x 9'11" (2.92m x 3.02m)
Fitted wall and base units incorporating stainless steel sink and drainer, integrated fridge freezer, dishwasher and washing machine, double panelled radiator, power points

Bedroom 1
9'7" x 9'11" (2.92m x 3.02m)
Double glazed window to rear, double panelled radiator, power points



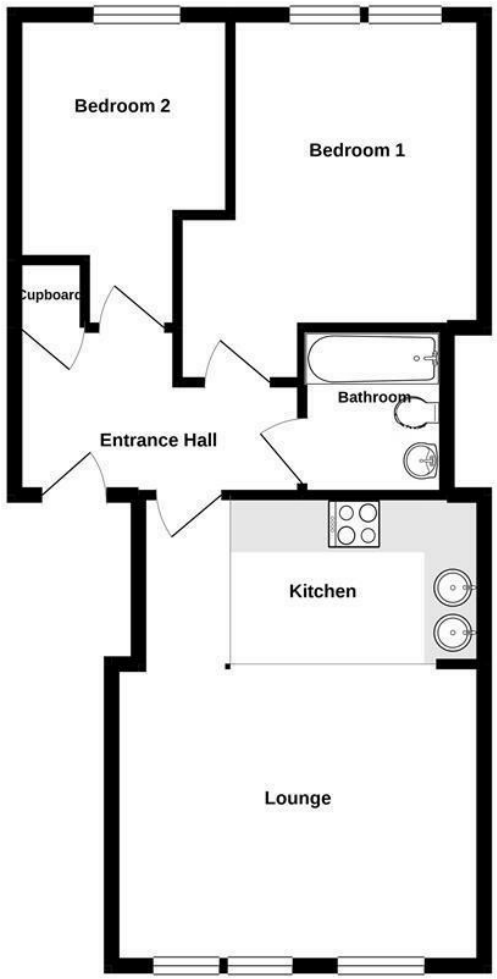
Bedroom 2
9'3" x 8'2" (2.82m x 2.49m)
Double glazed window to rear, double panelled radiator, power points

Bathroom
5'6" x 6'4" (1.68m x 1.93m)
Panelled bath with mains shower over, pedestal wash hand basin, low level WC, double panelled radiator, recessed spotlights, extractor fan, tiled walls

Externally
Designated parking space, communal areas, bin and bike stores

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 sales transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our office for further details.

FLOOR PLAN



TOTAL FLOOR AREA : 559 sq.ft. (51.9 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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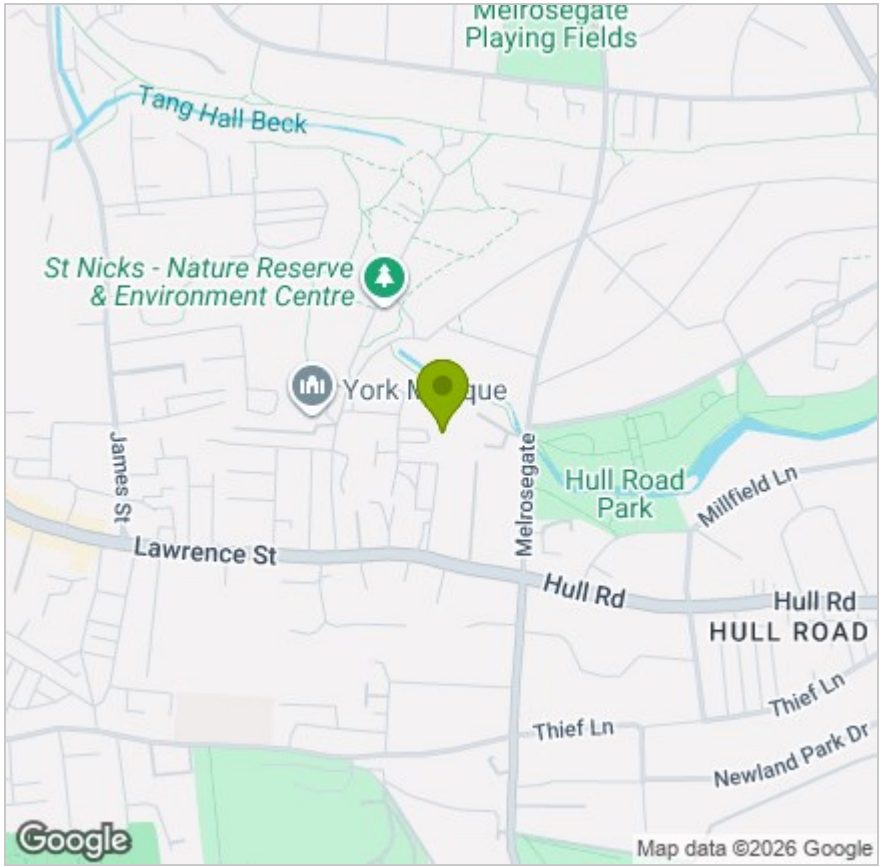
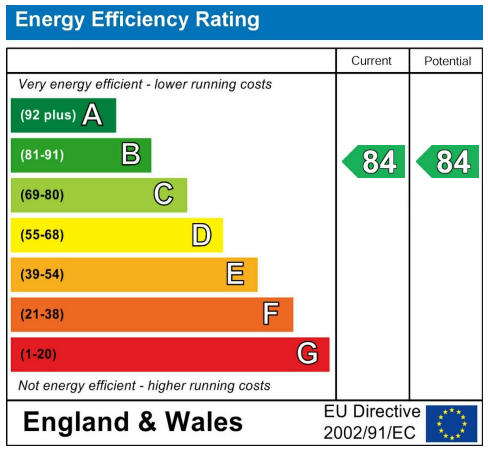
LOCATION



EPC



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