

HUDSON MOODY

Flat 4 London Mews 31a Hawthorn Grove, York YO31 7AG

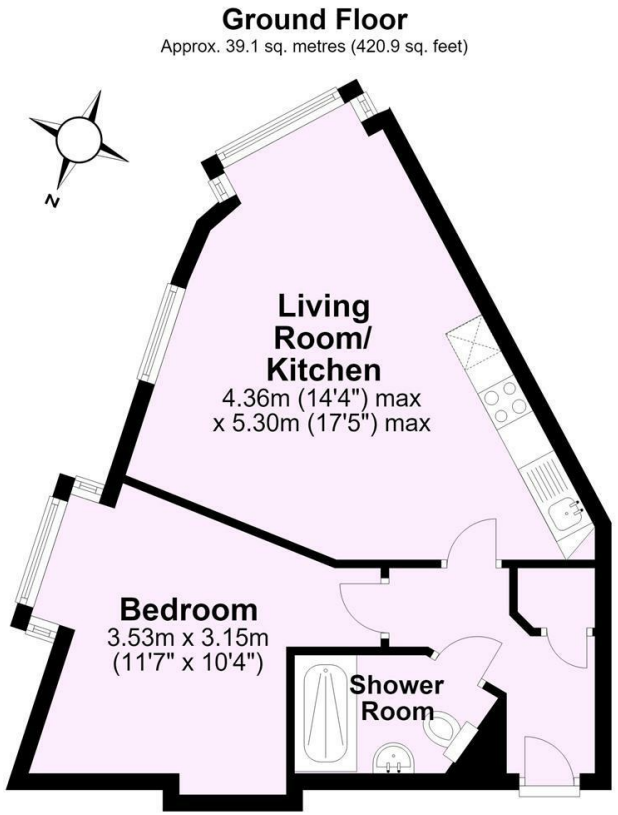
A unique and superbly presented one-bedroom ground-floor apartment, situated within a modern development in the highly sought-after Heworth area of York.

A range of local shops, amenities and leisure facilities are also conveniently located nearby, making this a desirable location to live.

- **Smartly Presented Ground Floor Apartment**
- **Communal Entrance Door and Lobby**
- **Light and Airy Contemporary Accommodation**
- **Spacious Open Plan Living, Dining and Kitchen**
- **Good Sized Double Bedroom**
- **Superb Shower Room**
- **Local Shops and Amenities**
- **Nearby On-Street Parking Available**

Price £180,000
Tenure: Leasehold
Council Tax Band: B

Years remaining on the lease: 991 years
Ground Rent: £100pa
Service Charge: £1,103pa



Total area: approx. 39.1 sq. metres (420.9 sq. feet)





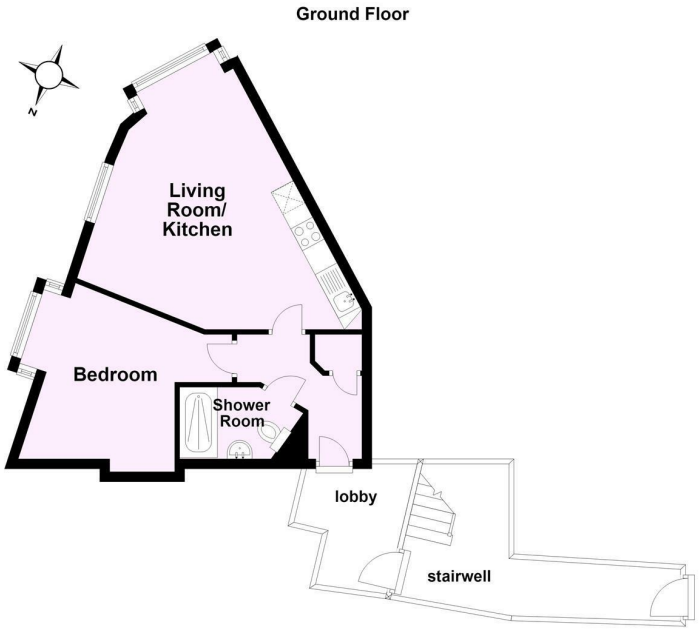




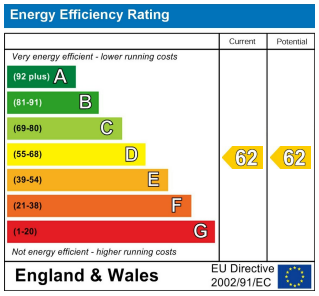














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1. These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased 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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