
54 Postern Close, York YO23 1JF
HUDSON
MOODY

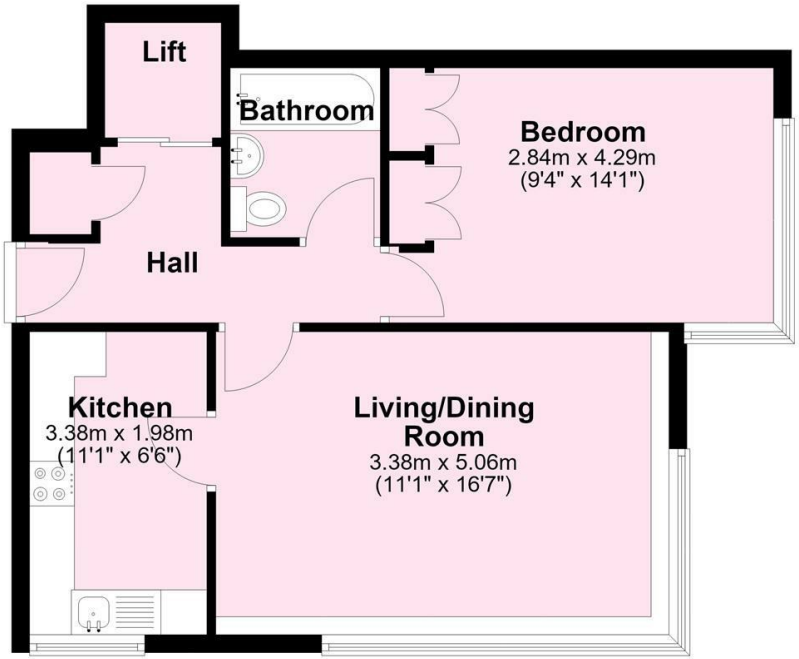
A superb and spacious one bedroom penthouse lying on the 5th floor of an impressive modern development overlooking the River Ouse with outstanding panoramic views of the river, parkland and York Cliffords Tower.

The apartment which is offered for sale with NO ONWARD CHAIN is finished to a very high standard with a superb living room, a contemporary kitchen, beautifully tiled bathroom and double bedroom plus the benefit of a nearby garage and additional parking space.

- **Immaculate Penthouse Apartment**
- **Magnificent Views Over River Ouse and City Centre**
- **Lift and Stairs to the Apartment**
- **Living / Dining Room Overlooking the River**
- **Modern Kitchen with Appliances**
- **Bathroom with Shower Over Jacuzzi Bath**
- **Double Bedroom with Fitted Wardrobes**
- **Air Conditioning Throughout**
- **Loft Access with Private Storage**
- **Garage and Additional Parking Space**

Fifth Floor

Approx. 46.5 sq. metres (500.6 sq. feet)
(excluding Lift)



Total area: approx. 46.5 sq. metres (500.6 sq. feet)

Not to scale-for illustrative purposes only. Approximate gross internal floor area. (Excluding stables and eve storage). All measurements and fixtures including doors and windows are approximate and should be independently verified.
Plan produced using PlanUp.

Guide Price £350,000
Tenure: Leasehold - Share of Freehold
Council Tax Band: E

Remaining Lease Length: 960 years
Service Charge: £1,856.00 pa
Ground Rent: £0







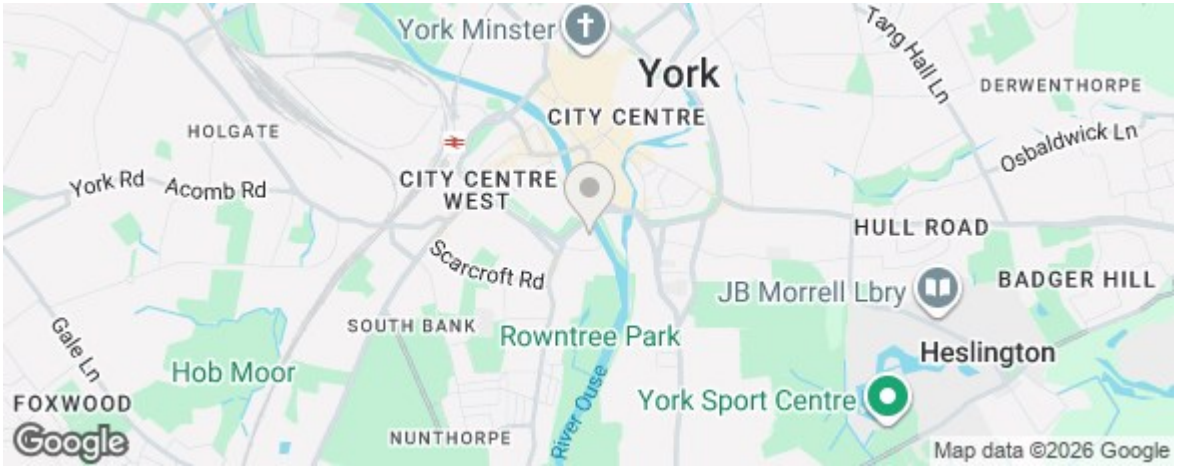


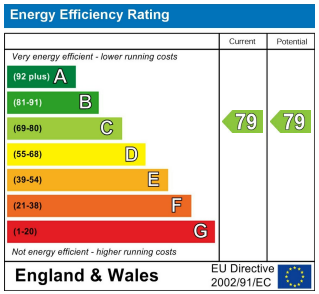












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2. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise.
3. Any 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.
5. No person in the employment of Hudson Moody has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.
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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