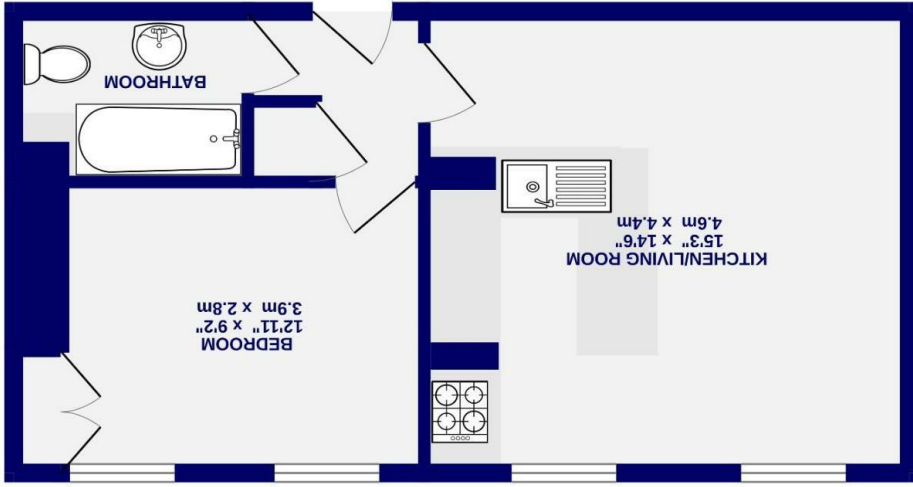


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, 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. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. 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. No person in the employment of Ashtons 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.

- EPC C
 - No Onward Chain
 - Ready To Move Into
 - Holiday Rental
 - Ideal First Home Or Investment/
 - Well Presented Throughout
 - City Centre Location
 - One Double Bedroom
 - Second Floor Apartment
- Leasehold
Council Tax Band - A

Bootham
, York
YO30 7BW

TOTAL FLOOR AREA: 393 sq. ft. (36.5 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the foregoing, measurements of rooms and any other areas are approximate, a liability is not accepted in the event of any discrepancy between the actual and the stated area and no responsibility is taken for any error, omission or mis-statement. The plan is illustrative and does not represent the actual layout of the property. The services, systems and appliances shown have not been tested and no guarantee as to their operability. Made with Mapbox CO2020



SECOND FLOOR
393 sq. ft. (36.5 sq.m.) approx.



Bootham
, York
YO30 7BW

Offers Over £210,000



Located in the heart of York in this pretty Grade II Listed property, just a stone's throw from the city walls and the wide range of amenities the city has to offer, is this well-presented one-bedroom apartment situated off Bootham. Offered with no onward chain, the property is likely to appeal to a range of buyers, including first-time purchasers, investors and those seeking a holiday let.

Accessed via a secure communal entrance, stairs lead to the apartment on the second floor. Internally, an entrance hall provides access to a bright and airy open-plan kitchen, living and dining space, featuring two windows overlooking Bootham. The kitchen is fitted with a range of modern wall and base units, offering ample storage and worktop space, alongside a breakfast bar with solid oak worktops.

The accommodation is completed by a double bedroom with built-in storage and a modern three-piece bathroom.

Sure to be popular on the open market due to its central location, period character and chain-free position, early viewing is highly recommended.

Leasehold
Length of lease- 130 years remaining
Ground rent - £0
Service Charge- £1,800.95 per annum

Council Tax Band- A

