131 The Mount, York YO24 1DU

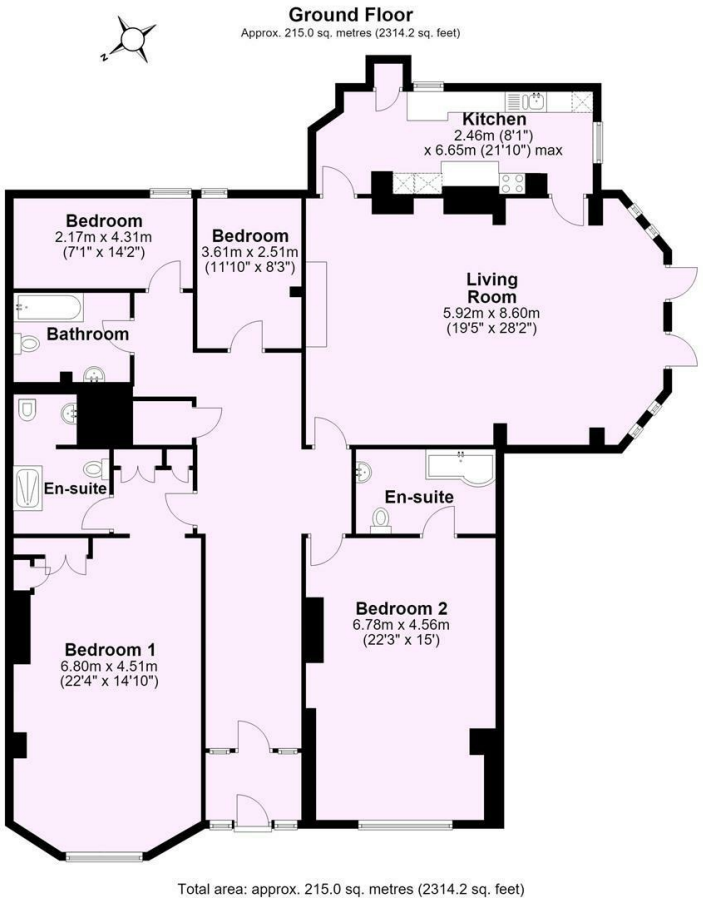
HUDSON
MOODY

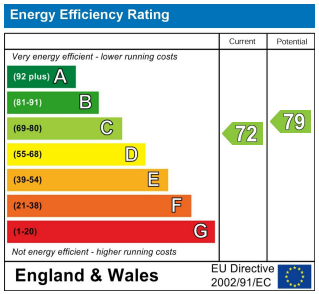
A substantial four bedroom, three bathroom ground floor apartment with separate garaging. Set within the prestigious, tree lined development of Trentholme House, enjoying a private and elevated position on The Mount.

- **Perfectly positioned within easy walking distance of the city walls and York Knavesmire**
- **Over 2300 sq ft of Accommodation set within a secure, gated development of only six properties**
- **A generous open plan living and dining room**
- **Principle suite with dressing area and en-suite shower room**
- **A second double bedroom wth en-suite**
- **Two further bedrooms and the house bathroom**
- **Beautifully maintained walled communal gardens**
- **Separate garage plus further parking is available directly outside the apartment**
- **Share of the Freehold.**
- **Gas Central Heating Throughout. No Onward Chain**

Guide Price £650,000
Tenure: Leasehold - Share of Freehold
Council Tax Band: F

Length of Lease: 978
Ground Rent: N/A Share of freehold
Service Charge: £2832 (£708 per quarter)





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IMPORTANT NOTICE

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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