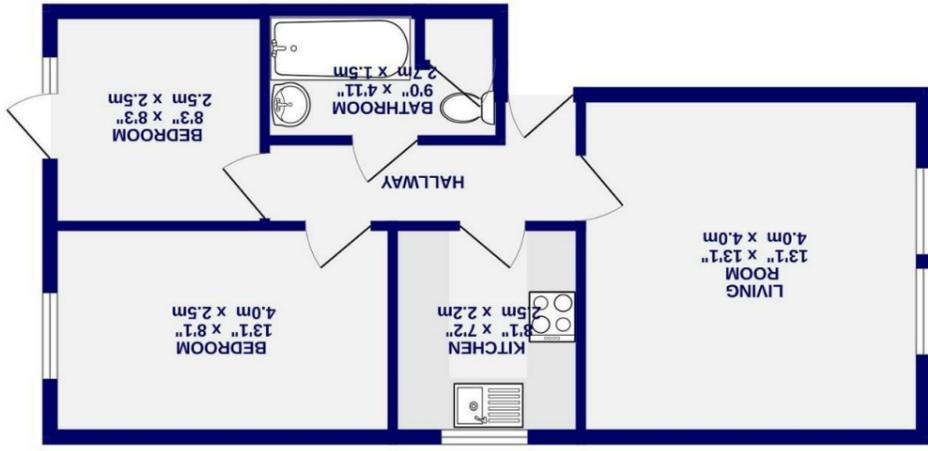


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services,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

# Barbican Mews Fishergate, York YO10 5BZ

Leasehold  
Council Tax Band - B

- Ground Floor Apartment
- Allocated Parking
- Two Bedrooms
- Enclosed Private Courtyard
- Central Location
- Ideal First Home Or Investment
- Ready To Move Into
- EPC D



GROUND FLOOR  
493 sq.ft. (45.8 sq.m.) approx.

TOTAL FLOOR AREA: 493 sq.ft. (45.8 sq.m.) approx.  
What every agent has taken the accuracy of the above measurements of rooms and any other areas not mentioned are referred to 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.



Barbican Mews  
Fishergate, York  
YO10 5BZ

£192,500



Situated just a short distance from York city centre, Barbican Mews offers the perfect blend of convenience and comfort, with the railway station, local amenities and the city's many attractions all within easy reach. This ground floor apartment stands out for its rare feature, a private rear garden of impressive size. Complete with an allocated parking space, it makes an ideal home for first-time buyers, professionals or those looking for a well-connected city base.

Inside, the property offers a well-proportioned sitting room to the front, providing a welcoming space to relax or entertain. The separate kitchen is fitted with a range of units and offers scope for the next owner to modernise and personalise. There are two bedrooms, including a generous double and a versatile second room that could serve as a guest bedroom, study or snug, with direct access out to the garden. A three-piece bathroom completes the internal accommodation.

The rear garden is a real highlight, unusually spacious for an apartment and designed with a mix of paved and gravelled areas.

Sure to be popular due to its location - early viewing is highly recommended.

Leasehold  
Length of lease - 973 years remaining  
Ground rent - £25 per annum  
Ground rent review period- Fixed  
Service Charge - £725 per annum

Council Tax Band- B

