

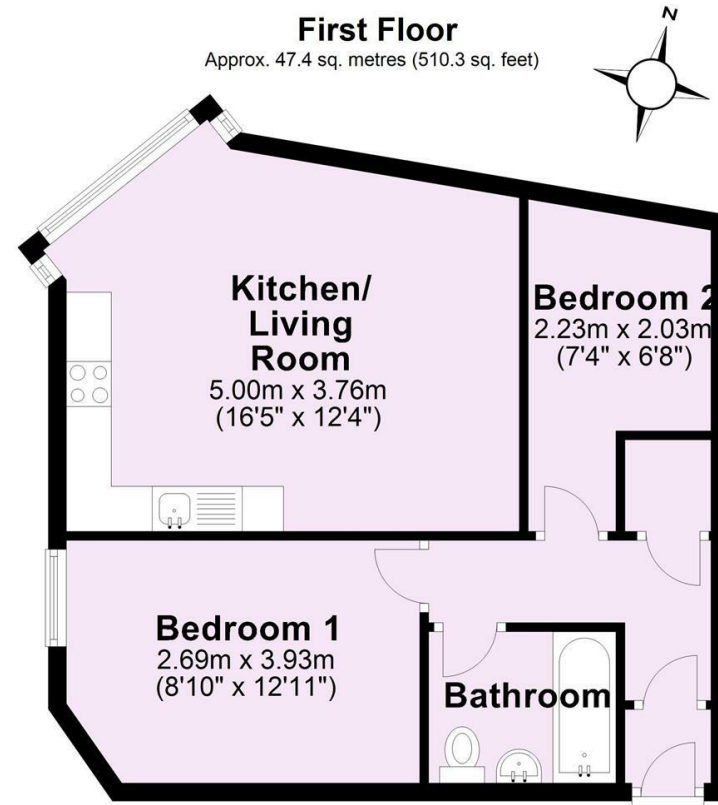


HUDSON  
MOODY

9 St Catherines Court, York YO24 4BY

Marketed for INVESTORS ONLY as this apartment is sold with a TENANT IN SITU. A good sized FIRST FLOOR, TWO BEDROOM APARTMENT, situated in a purpose built block close to York railway station and the city centre. Including contents in sale.

- **First Floor Apartment**
- **Sitting Room / Kitchen**
- **Master Double Bedroom**
- **Second Single Bedroom**
- **Modern Bathroom**
- **Upvc Windows**
- **Designated Off Street Parking Space**
- **Close to Local Shops and Facilities**
- **Easy Access to York Railway Station**
- **Current Rental Income of £800 pcm**



For Illustrative Purposes Only - not to scale  
Plan produced using PlanUp.

**Guide Price £185,000**

**Tenure: Leasehold**

**Council Tax Band: B**

Service Charge: £1,080.00

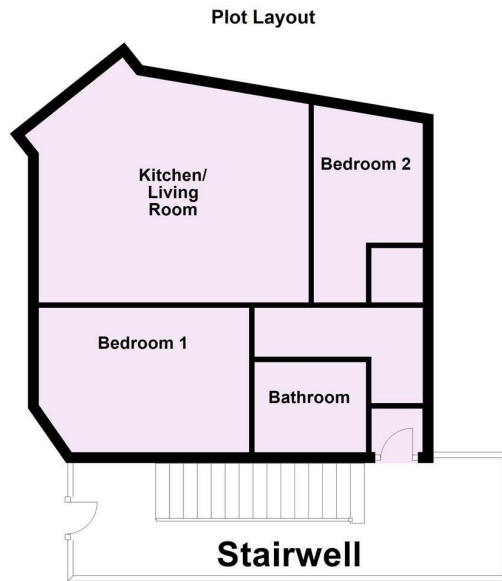
Review Period: Every 10 years, the next review is due in January 2029

Ground Rent: £350 per annum

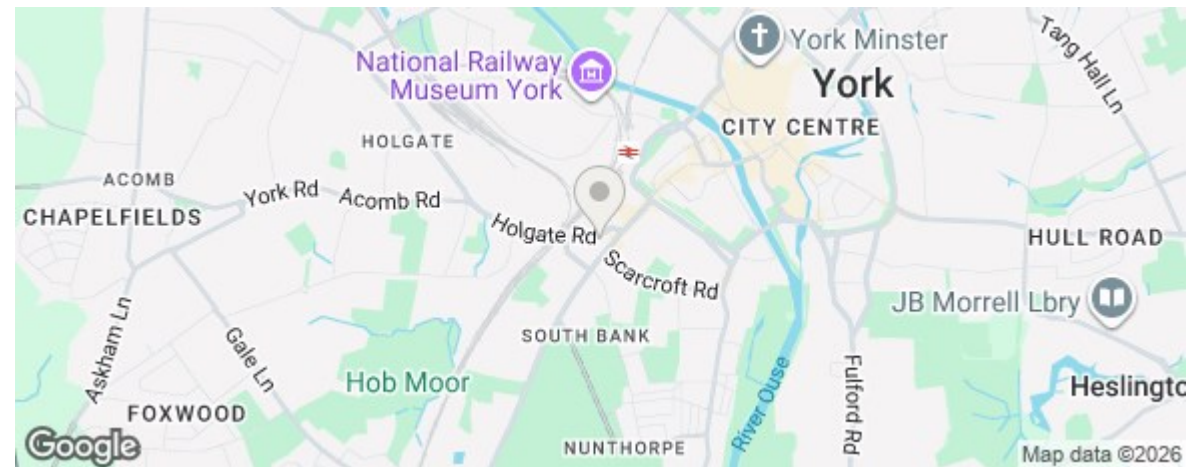
Lease Length: 972 years remaining







For Illustrative Purposes Only - not to scale  
Plan produced using PlanUp.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	84	85
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

**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.
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.

**HUDSON  
MOODY**

**58 Micklegate  
York  
YO1 6LF**

**01904 650650**

**property@hudson-moody.com**