
HUDSON
MOODY
96 Centurion Square Skeldergate, York YO1 6DE

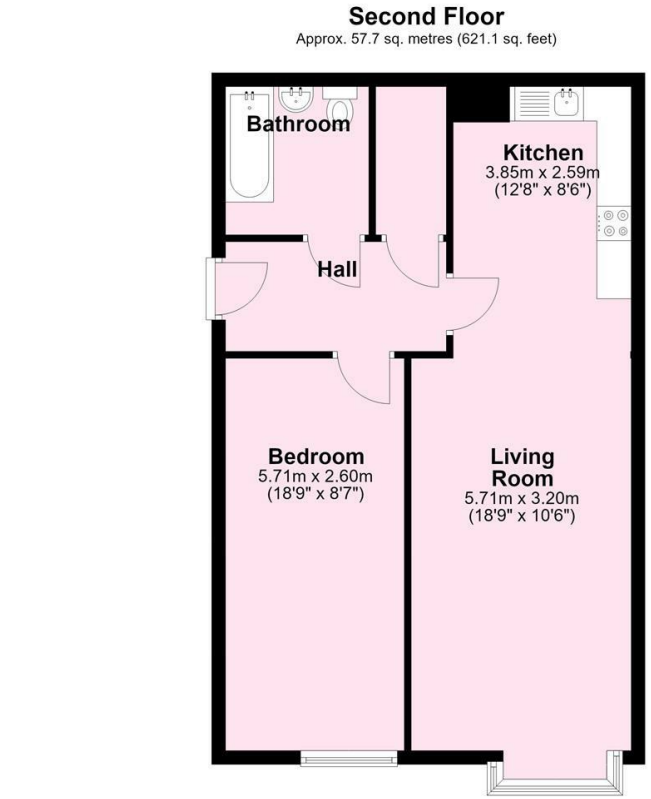
A well presented one bedroom apartment, offered for sale with NO ONWARD CHAIN.

The apartment is situated on the second floor of a purpose built block close to the heart of York and briefly comprises a large open plan kitchen and living area, one bedroom and modern bathroom.

- **Smartly Presented Second Floor Apartment**
- **Spacious Living, Kitchen and Dining Area**
- **Large Double Bedroom**
- **Modern Bathroom**
- **Generous Storage Area**
- **Views Out Along Fetter Lane**
- **Close to City Centre**
- **Local Shops and Amenities**
- **Nearby Walks Along the River Ouse**

Guide Price £175,000
Tenure: Leasehold
Council Tax Band: C

Lease years remaining:104
Service Charge: 1835pa
Ground Rent: 250pa



Total area: approx. 57.7 sq. metres (621.1 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.







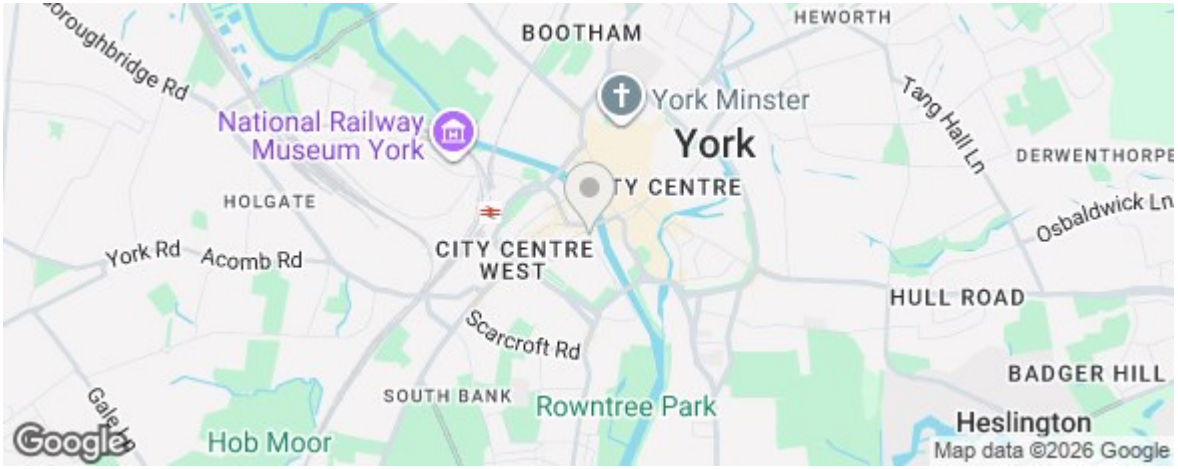


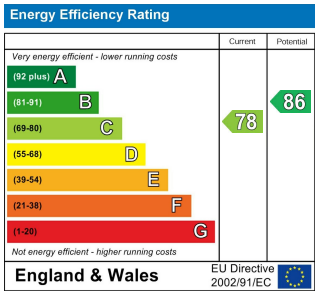












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2. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise.
3. Any 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.
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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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