



HUDSON
MOODY

17 Drummond House College Mews, York YO31 7SH

A well presented two bedroom, ground floor apartment. Set within the sought after College Mews development in Heworth. A 15 minute walk of the city centre and York St John University

- **Ground Floor Apartment**
- **Open Plan Kitchen Dining Living Space**
- **Two Bedrooms**
- **Bathroom with Shower over Bath**
- **Pleasant Communal Gardens**
- **Visitors Parking Available**
- **Ideal for First Time Buyers or Downsizers**
- **No Onward Chain**
- **Convenient Location within Walking Distance of Amenities**
- **Close To York St John University and within Easy Access of York Hospital**

Guide Price £195,000

Tenure: Leasehold

Council Tax Band: C

Years remaining on the lease: 107

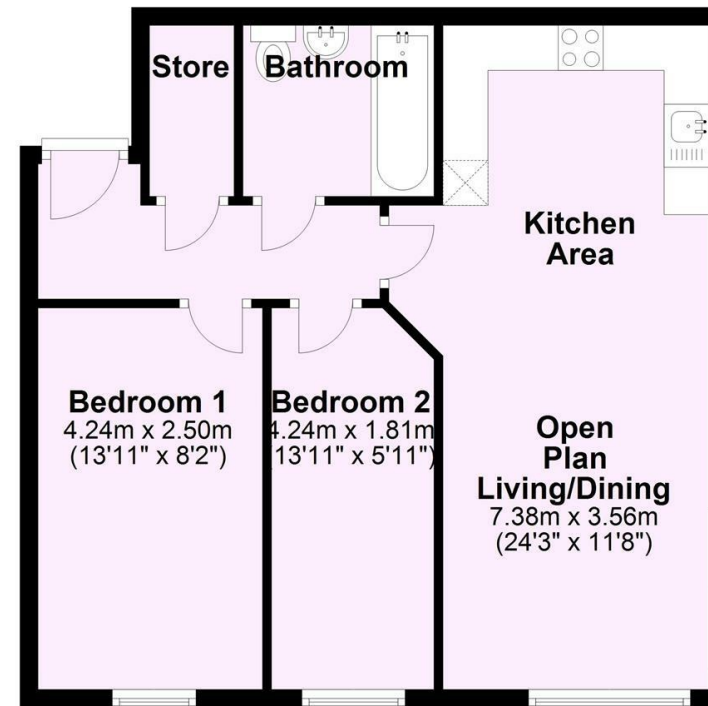
Service Charge: £1303.40

Ground Rent: £288

Ground Rent Review Period: every 5 years

Ground Floor

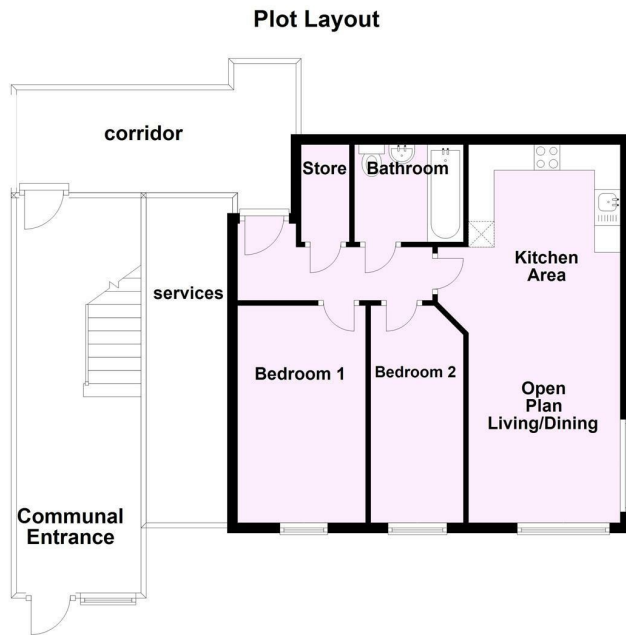
Approx. 53.2 sq. metres (572.2 sq. feet)



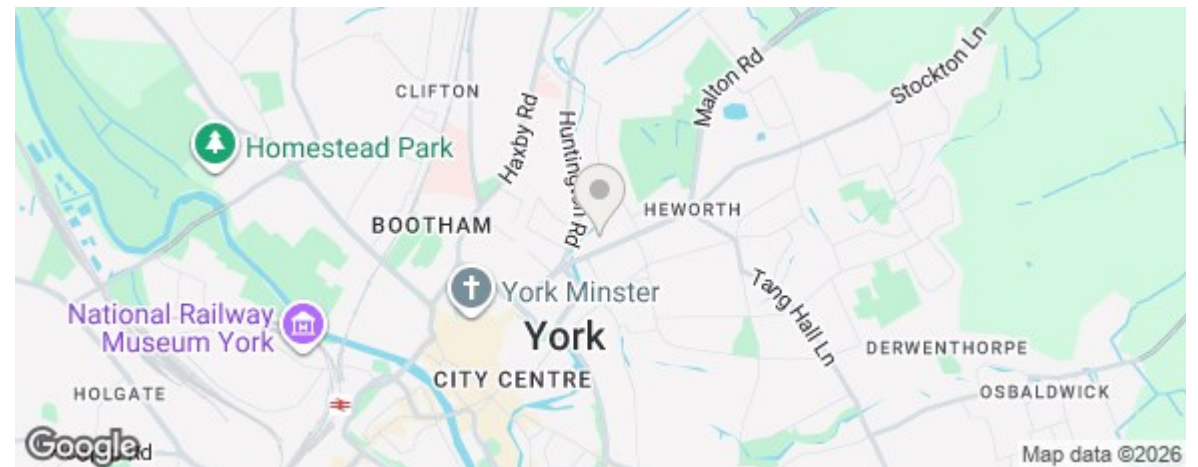
Total area: approx. 53.2 sq. metres (572.2 sq. feet)







Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	74	85
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



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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.
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.

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