



HUDSON
MOODY

9a Marsden Park, York YO30 4WX

A stunning GROUND FLOOR APARTMENT forming part of a modern development in the Clifton/Rawcliffe area of York.

The apartment boasts open planing living accommodation together with two double bedrooms and family bathroom.

- **Immaculate Ground Floor Apartment**
- **Modern Development in Prime Area**
- **Bright Open Plan Living and Dining Room**
- **Modern Kitchen**
- **Two Double Bedrooms**
- **House Bathroom**
- **Two Parking Spaces**
- **Communal Lawned Gardens**
- **Easy Access to York**
- **Within Easy Reach of Clifton Moor Retail Park.**

Guide Price £210,000

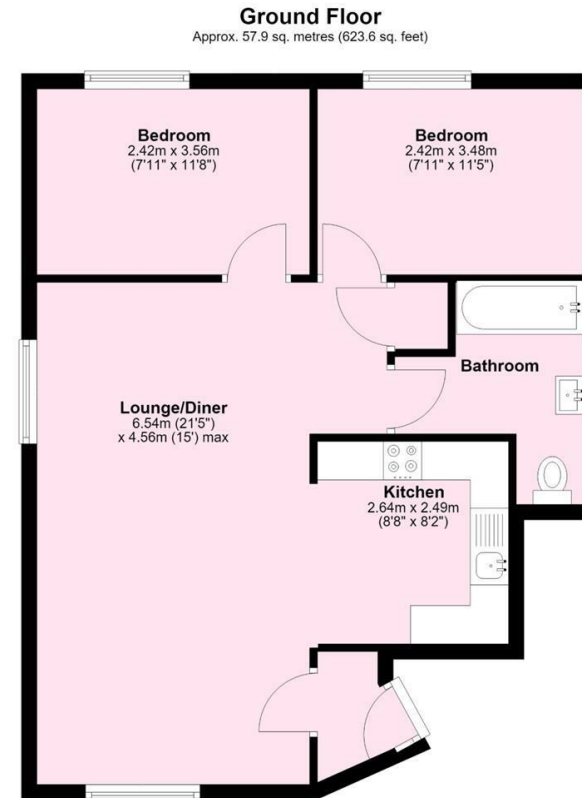
Tenure: Leasehold

Council Tax Band: C

lease - 240 years

service charge - 600 per year

ground rent - 1 (peppercorn)



Total area: approx. 57.9 sq. metres (623.6 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.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	77	77
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	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.

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