



HUDSON
MOODY

26 Adventurers Court Pond Garth, York YO1 7ND

****HOME OWNERSHIP SCHEME, 56.27% OF MARKET VALUE**** Situated on the second floor of a modern development in the heart of York is this good sized two bedroom apartment with an open plan living and kitchen area together with French doors opening out to a small balcony giving views over trees and surrounding buildings.

- **Spacious Second Floor Apartment**
- **Central Location**
- **Reception Hall**
- **Two Double Bedrooms**
- **Modern House Bathroom**
- **Open Plan Living Room and Kitchen**
- **Communal Gardens**
- **Discount for Sale Scheme**

Price £140,675
Tenure: Leasehold
Council Tax Band: D

Years remaining on the lease: 180 Years
Service Charge: £792.03 per quarter
Ground Rent: £275.00 per annum
WATSONS PROPERTY MANAGEMENT
No Holiday Lets Permitted
Pets -Subject to Landlord's consent/discretion

Number 26, Adventurers Court, Pond Garth, York, YO1 7ND

TOTAL LIVING AREA: 52.6 m² (approx.)



All measurements & appliances are approximated for display purposes. Fixtures, doors and windows are approximated.

They should be independently verified. Josh McDonald Apertures 2026
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(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.

**HUDSON
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