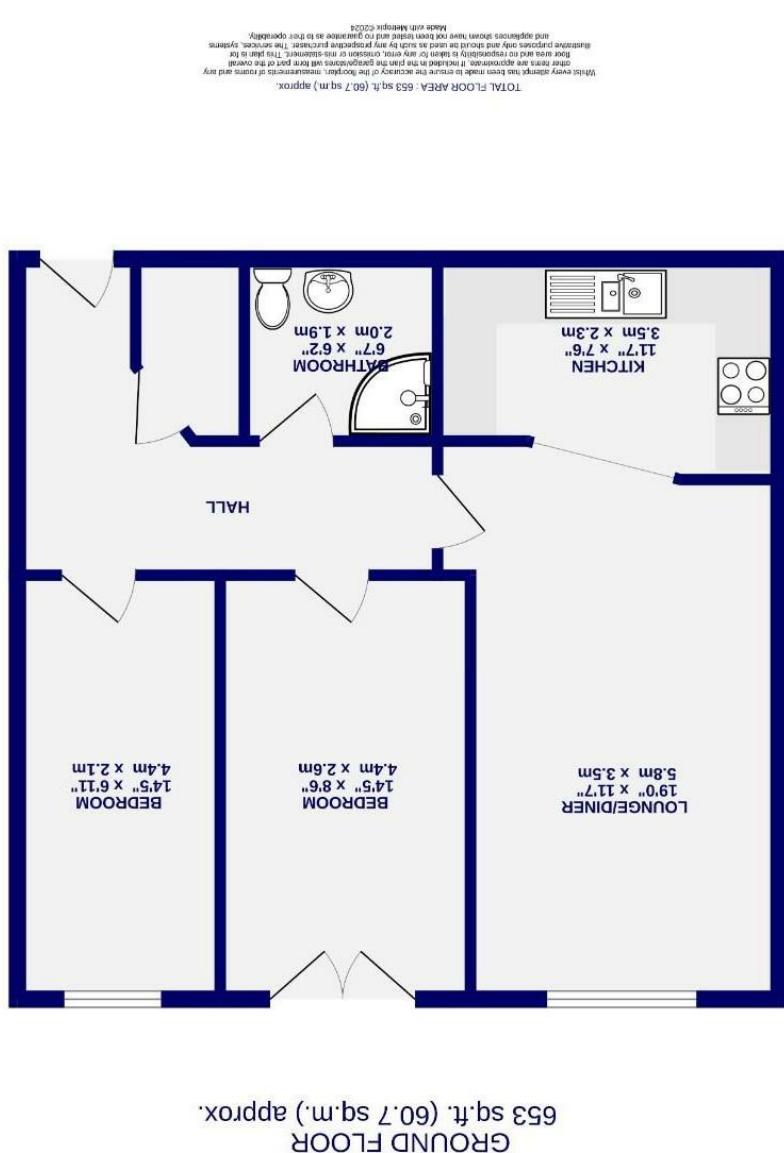


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as statements of fact. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, 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. Any measurements contained in these particulars, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or otherwise regarding the items mentioned above and as to the correctness of each of the areas, measurements, descriptions and details as given. We do not guarantee the accuracy of these particulars. The vendor, lessor or lessor's agent has not made any representation to us as to the accuracy of these particulars. We do not guarantee the accuracy of these particulars.



YO1 9QP
Piccadilly, York, YO1 9QP



Piccadilly
, York
YO1 9QP

£250,000

 2  1

Ashtons Estate Agents are pleased to offer this immaculately presented two bedroom apartment in the popular and sought after Piccadilly Plaza development. Within the historic walls of York city this wonderful apartment is conveniently positioned close to the prominent restaurants, coffee shops, bakeries and shops that York has to offer. The train station is a stroll through town or along the river away.

The residence comprises of an ample L-shaped hallway with handy sized storage space. Off the hallway is the stylish and neutral toned Bathroom with separate shower and complimenting shaded vanity unit with built in sink and WC. There are two double bedrooms, one with an accessible Juliet balcony.

The modern kitchen is sleek in design with an array of beautiful wall and base units, with classy matching worktops offering ample space for food preparation. In the light and generously sized living room, the current owners has created a lovely banquette seating area for dining and entertaining or having your morning coffee.

In summary, this apartment is in the heart of the city and comes with secure underground parking. A viewing is a must to appreciate everything the apartment has to offer and all its conveniences.

Leasehold

Length of lease- 125 years from 1 January 1999

Ground rent £100 per annum

Ground rent review period N/A

Service charge £2,460 per annum

Council Tax Band - D

