

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. 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 areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. 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. No person in the employment of Ashtons 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.

Whilst every attempt has been made to ensure the accuracy of the figures, measurements of rooms and other areas are approximate. It is advised that any prospective purchaser should verify the measurements by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons 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.

• EPC - E

• Ideal For Investors

• Minster Views

• Within Reach Of Both Universities

• Additional Storage Within Unit

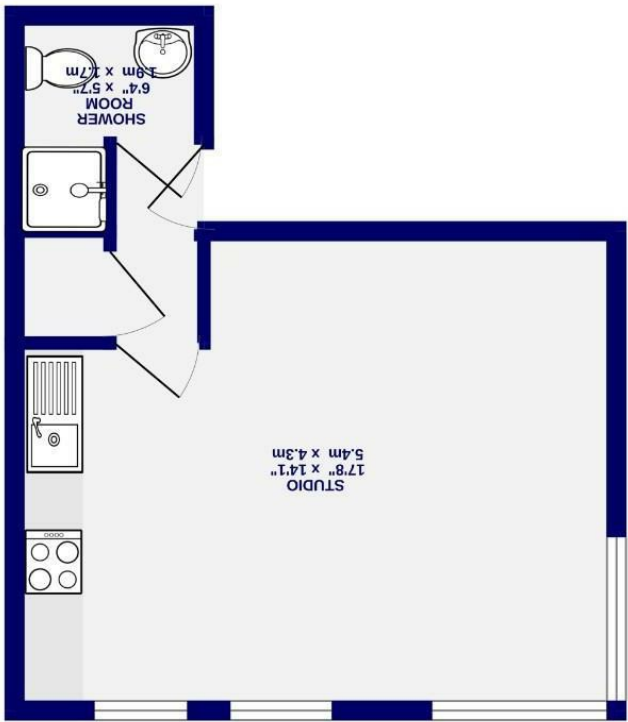
• Allocated Parking Space

• Modern Fittings Throughout

• Offered With No Onward Chain

Leasehold
Council Tax Band - A

Foss Place
Foss Islands Road,
YO31 7AF



2ND FLOOR
285 sq.ft. (26.5 sq.m.) approx.



Foss Place
Foss Islands Road, York
YO31 7AF

£160,000



Located on sought-after Layerthorpe, just outside York's historic city walls, this well-presented studio apartment offers an exceptional opportunity for investors, first-time buyers, or those seeking a convenient central bolt-hole. With both York St John University and the University of York within easy reach, the property is perfectly positioned for strong rental demand as well as effortless city living.

Inside, the apartment features a spacious and versatile bedroom, living, and dining area, designed to maximise light and flexibility. The well-equipped kitchen provides ample storage and workspace, while a modern shower room adds to the property's contemporary appeal. Additional built-in storage ensures everyday practicality.

A rare advantage in such a central location, the property also benefits from an allocated parking space, and the added charm of views towards York Minster.

Offered with no onward chain and available for immediate viewings, this is a superb opportunity to secure a stylish studio in a prime, well-connected location.

Leasehold
Length of lease- 241 years remaining
Ground rent - £300 per annum
Ground rent review period- Fixed
Service Charge- £1,300 per annum

Council Tax Band- A

