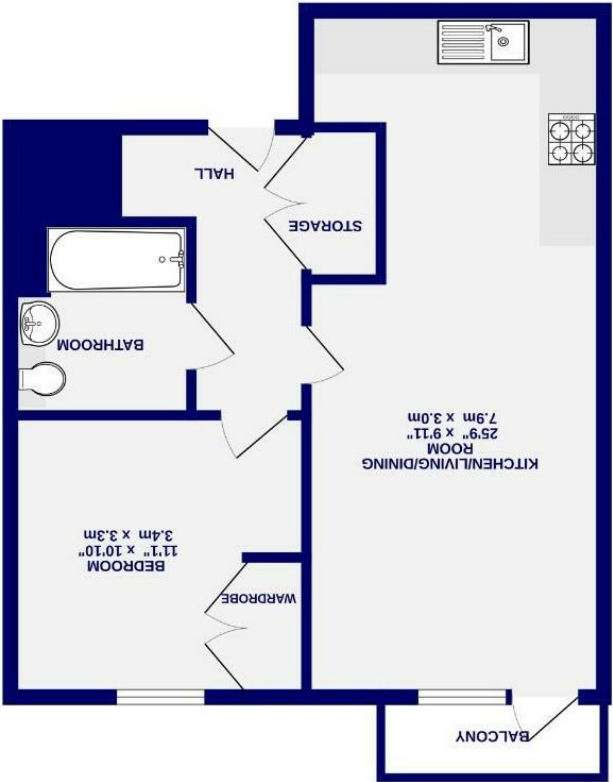




Pound Lane Hungate, York YO1 7PB

Leasehold
Council Tax Band - B

- Modern Apartment
- First Floor
- One Bedroom
- Open Plan Lounge Diner Kitchen
- Balcony
- Modern Kitchen
- Stylish Bathroom
- Beautiful Communal Courtyard
- Close To City Centre
- EPC- C



1ST FLOOR
509 sq.ft. (47.3 sq.m.) approx.

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. Please note that some images may have been edited with the use of AI. We are legally required to carry out AML checks for all purchasers, sellers and giftors, which become mandatory once an offer has been accepted. There is a non-refundable fee of £30 + VAT per purchaser and per giftor for these checks.

Pound Lane
Hungate, York
YO1 7PB

£190,000

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Ashtons Estate Agents are pleased to offer to the market this wonderful one bedroom first floor apartment in the popular Hungate development, just a stroll to the city centre and all our historic city has to offer, close to local amenities and renowned eateries, the train station is within walking distance from the apartment for afield commutes.

Upon entering the spacious and bright hallway with double storage cupboard from the secure communal hallway via the stair or the lift, this the delightful open plan lounge kitchen diner is bathed in natural daylight from the balcony window and door access. The sleek kitchen is fitted with an array of wall and base units, offering ample storage an housing the fitted appliances. The dining and living area has the added benefit of a delightful balcony overlooking the immaculate and well maintained communal courtyard gardens, ideal for enjoying a morning coffee in the warm months. The double bedroom has a sense of tranquillity and light from the tall window also overlooking the courtyard, there is a built in wardrobe to complete the room. A modern white fitted bathroom, with shower over the bath and vanity fitted sink completes the apartment.

Access to a secure bicycle store is available.

Offered for sale with no forward chain, the property is sure to appeal to a range of purchasers. A viewing is essential to appreciate the location, and all the apartment has to offer.

Leasehold
Length of lease- 181 years remaining
Ground rent- £300 per annum
Service charge- £1,220 per annum

Council Tax Band- B

