



3 St. Maurices Court
York, YO31 7JS
Guide Price £220,000

NO ONWARD CHAIN!

A superb one double bedroom ground floor apartment in this central location adjacent to York's historic city walls!

Located moments from Monkgate Bar and the enticing city centre as well as nearby amenities and supermarkets this impressive property is sure to appeal both owner occupiers and investment buyers. Ready to move into, the property also benefits from modern heating, double glazing and fitted appliances. Accessed via a secure communal hallway, the bright and airy living accommodation comprises; entrance hallway, large lounge/dining room with bay window, fitted kitchen, good size double bedroom and a three piece tiled bathroom suite. To the outside is a communal courtyard as well as a bin and bike store.

An internal viewing of this impressive apartment is highly recommended.

Entrance Hallway

Entrance door, electric night storage heater, carpets, power points, storage cupboard with hot water cylinder

Kitchen Area

6' x 11' (1.83m x 3.35m)

Kitchen area: fitted wall and base units with granite counter top, sink with mixer tap, built in oven and hob, integrated fridge freezer, slimline dishwasher, vinyl flooring, spotlights, power points

Lounge/Dining Area

14'5 x 10'6 (4.39m x 3.20m)

Lounge/Dining area: double glazed bay window to side, wall mounted electric heaters, carpets, power points, television points

Bedroom

10'11 x 10'6 (3.33m x 3.20m)

Double glazed window to side, wall mounted electric heater, carpets, power points





Bathroom

Opaque double glazed window to side, panelled bath with mains shower over, low level w.c., wash hand basin, towel radiator, part-tiled walls, vinyl flooring, recessed spotlights, extractor fan, wall-mounted heater

To the outside

Gated communal courtyard, bin and bike stores

Lease and service charges to be advised

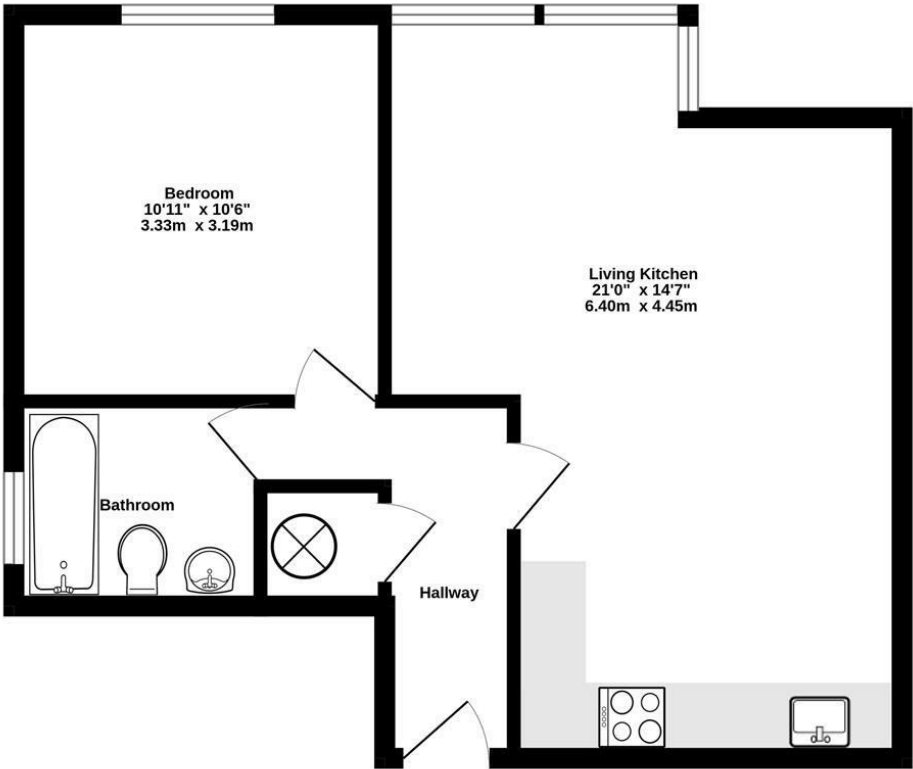
Agents Note

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our branch for further details.



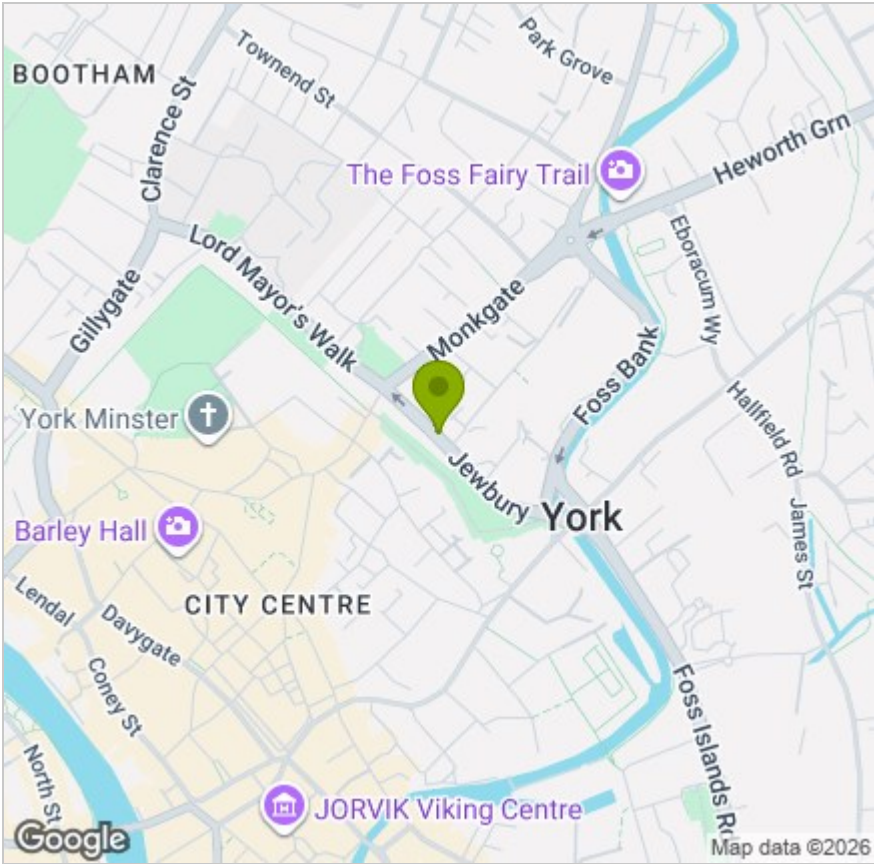
FLOOR PLAN

Ground Floor
464 sq.ft. (43.1 sq.m.) approx.

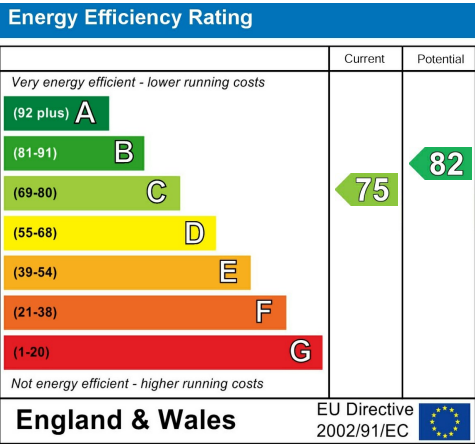


TOTAL FLOOR AREA: 464 sq.ft. (43.1 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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LOCATION



EPC



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