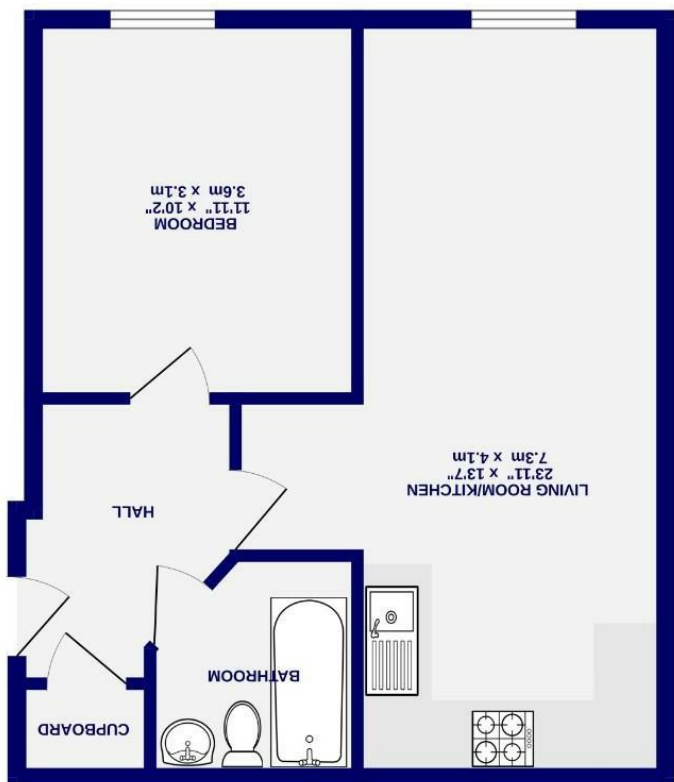


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While every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other areas are approximate. It is advised that purchasers visit the property to check the accuracy of the floorplan and to ensure that the measurements are correct. The floor plan is illustrative and should not be used as a guide. It is the responsibility of the purchaser to check the accuracy of the floorplan and to ensure that the measurements are correct. The floor plan is made with Microsoft Word.



FIRST FLOOR
 480 sq. ft. (44.6 sq. m.) approx.

- Leasehold Council Tax Band - B
- First Floor Apartment
- Ideal Investment
- Sought After Location
- Communal Gardens
- One Bedroom
- Modern Kitchen and Bathroom
- EPC C

Longley House College Mews, York YO31 7SJ



Longley House
College Mews, York
YO31 7SJ

£160,000



A modern first floor one bedroom set within beautifully maintained grounds that back directly onto the peaceful River Foss, being sold with a tenant in situ.

Located in the desirable Heworth area of York, just a short walk from the historic city centre, this charming first floor apartment offers a perfect blend of convenience and tranquility. Set within a characterful development, the property enjoys access to stunning communal gardens, including a restored Victorian walled garden and an elegant Victorian summer house ideal for relaxing or socialising outdoors.

Internally, the apartment features a welcoming entrance hall leading to a light-filled open plan living and kitchen area, perfect for modern living. The kitchen is fitted with a range of units and integrated appliances, and the living space offers ample room for both seating and dining. A well-proportioned double bedroom and a contemporary bathroom complete the accommodation.

Further benefits include a secure bike store, double glazing, and gas central heating. Ideal for a first-time buyer, investor, or looking for a peaceful city base, this unique home offers a rare opportunity to enjoy riverside living in a sought-after York location.

Leasehold
Length of lease- 107 years remaining
Ground rent- £288.01 per annum
Ground rent review period- Fixed
Service charge- £665.65 per annum
Reserve fund contribution £95.41

Council Tax Band - B

