



7 Musgrave House  
St. Johns Walk, York YO31  
7SF

## 7 Musgrave House St. Johns Walk, York YO31 7SF

£215,000

Musgrave House is situated within St Johns Walk, an attractive and well-maintained development, approached via a tree-lined avenue that creates a pleasant and welcoming setting.

Located on the ground floor, the apartment features an open-plan living kitchen, two well-proportioned bedrooms and bathroom.

The property benefits from its close proximity to the City, ensuring easy access to a wide range of amenities, transport links and attractions. Offered to the market with no onward chain, this apartment would appeal to a variety of purchasers, including first-time buyers, professionals and investors alike.

Early viewing is highly recommended to appreciate the location and accommodation on offer.

EPC Rating C  
Council tax band C

### Communal Entrance

Door to communal hallway. Post boxes. The apartment is located on the ground floor.

### Entrance Hallway

Entrance door. Entry phone system. Door to cupboard housing water cylinder. Door to further rooms.

### Open plan living space

13'9 x 11'3 (4.19m x 3.43m)

Aluminium double doors onto a paved patio area, which over looks the communal gardens. Opening through to the kitchen area. Electric heater.

### Open plan kitchen

8'10 x 12'4 (2.69m x 3.76m)

Fitted with wall and base units and coordinating worktops. Built in oven with electric hob and extractor hood over. Space and plumbing for washing machine. Built in fridge freezer. Aluminium window. Electric heater.

### Bedroom One

11'5 x 11'2 (3.48m x 3.40m)

Aluminium window. Electric heater.

### Bedroom Two

14'3 x 10'10 (4.34m x 3.30m)

Aluminium window. Electric heater.

### Bathroom

10'8 x 7'3 (3.25m x 2.21m)

Fitted with three piece suite comprising; bath with shower over, wash hand basin and toilet. Aluminium window. Heated towel rail.





### Communal Gardens

A beautiful communal space, mainly laid to lawn with established hedging and trees. The gardens also border the River Foss, offering a beautiful outlook.

### Material Information

This information has been obtained from our Vendor/ Landlord, through local information, and verified sources where available. Every effort has been made to ensure this information is accurate and clear.

Council Tax Band of the property is C. The Local Authority is the City of York Council

The property Electricity Supplier is Northern Power Grid.

Water is supplied by Yorkshire Water. The property is connected to the main sewage system operated by Yorkshire Water.

The property has a water cylinder which supplies the hot water and electric panel heaters for heating.

The broadband and mobile phone signal can be checked via the Ofcom checker facility at [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

### Leasehold Information

We are advised that the property is leasehold, details below.

125 year lease which begin in 1 January 2007  
Ground rent: £435.24 PA and Insurance: £214.02 (E&J Estate)

Service Charge: £757.31 usual payment / £1303.42 for 2026. This increase is due to additional works being completed. For further details please ask.

All information should be checked and verified by your solicitor.

### Additional Information

The property is currently let on a periodic basis, the tenancy started in May 2023 and is managed by Quantum. \* Marketing photos were taken pre tenancy.

The tenants pay £950pcm.  
EICR next due in August 2026.

Communal bins and bike stores are dotted around the development.

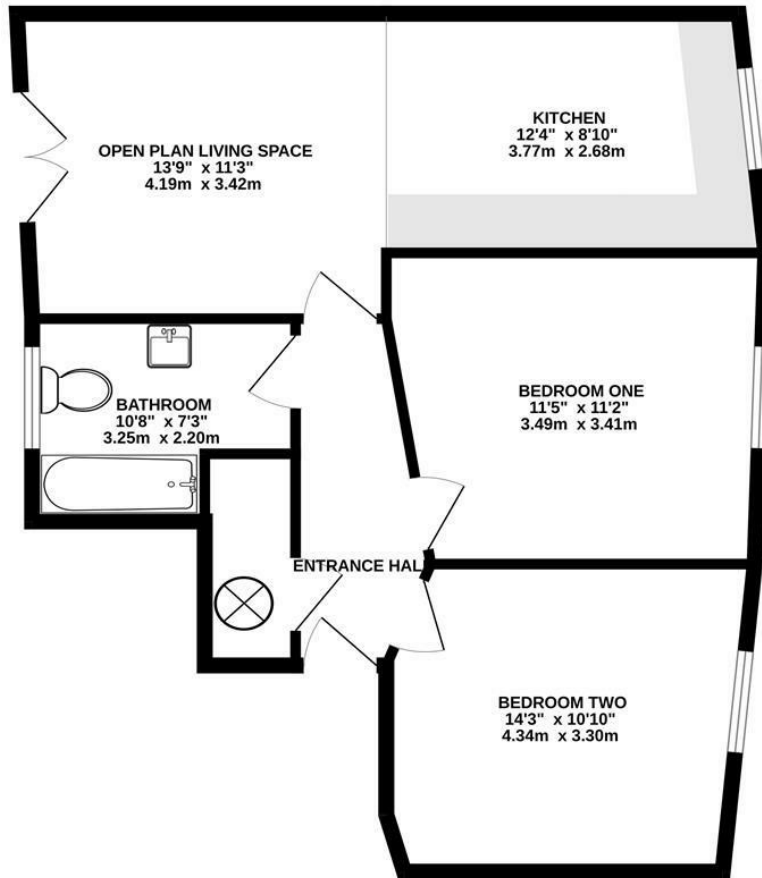
There is no allocated parking for this property. Visitor spaces are dotted around the development.

Please note the property can be sold with tenants in situ or with vacant possession, with the relevant notice to tenants. At the time of marketing this would be 2 months notice and 4 months notice from May 2026.

### Anti - Money Laundering Compliance

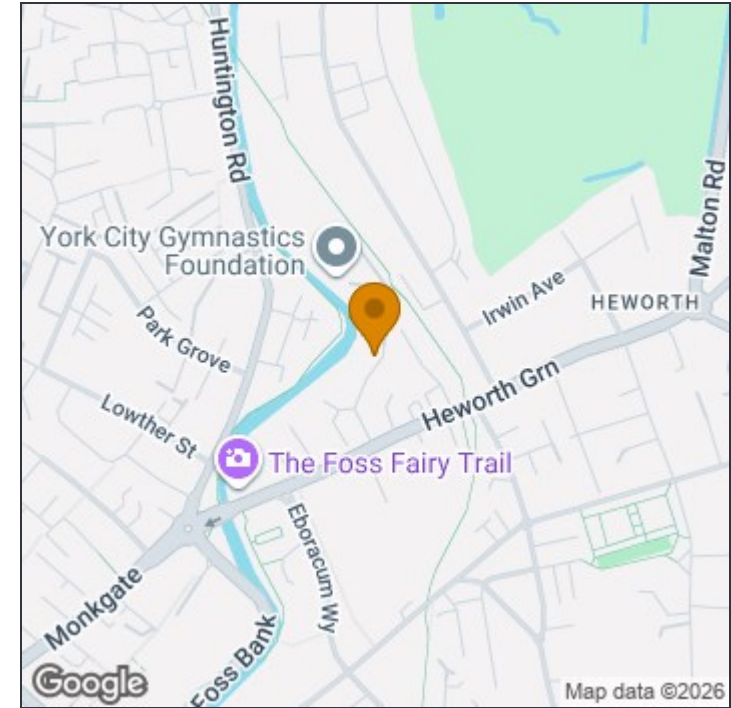
We are legally required to conduct Anti Money Laundering checks on all purchasers related to a sale. These checks become mandatory when a seller accepts a purchaser's offer on a property. Anti-Money Laundering checks are valid for 6 months from the date they are completed. You will need to pay for new checks should this expire. We use a supplier SmartSearch in order to carry out these checks. There is a non-refundable charge of £30 + VAT per purchaser and any related money. This fee must be paid before we can issue a memorandum of sale to solicitors and is non-refundable.

GROUND FLOOR  
707 sq.ft. (65.7 sq.m.) approx.



TOTAL FLOOR AREA: 707 sq.ft. (65.7 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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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of or representation of fact (especially if a substantial journey is required to view the property), but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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