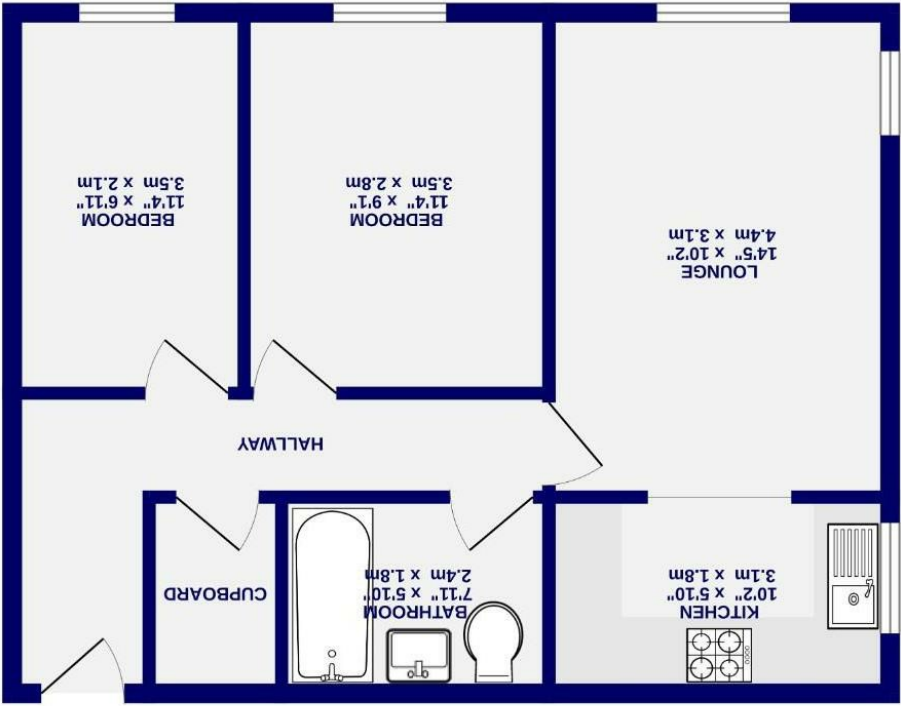




Barbican Court Fawcett Street, York YO10 4AQ

Leasehold
Council Tax Band - C

- Second Floor Apartment
- Two Bedrooms
- House Bathroom
- Well Maintained Throughout
- Allocated Parking
- Convenient Location
- No Onward Chain
- EPC C



1ST FLOOR
528 sq.ft. (49.1 sq.m.) approx.

TOTAL FLOOR AREA: 528 sq. ft. (49.1 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the description, measurements of rooms and any other details are approximate. It is advised to take the measurements on the day of the viewing.
The floor area and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only. The actual layout, dimensions, fixtures and fittings shown have not been measured and no guarantee as to their exactness.
Includes water meter, gas, electricity.

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.

Barbican Court
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YO10 4AQ

£205,000

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Located in the popular residential area of Fishergate, just south of York city centre, this well-presented second floor apartment is sure to attract interest on the open market. Conveniently positioned for a range of local amenities, including shops and eateries, the property is within walking distance of the city centre and offers easy access to the University of York.

Accessed via a secure communal entrance, the apartment features an internal hallway, leading to the open-plan kitchen, living, and dining area, situated at the rear. With dual-aspect windows, this space is filled with natural light throughout the day. The rest of the apartment comprises two well-proportioned bedrooms and a modern three-piece bathroom. Conveniently, the property also benefits from an allocated parking space.

Likely to appeal to a range of buyers, early viewing is highly recommended.

Leasehold
Length of lease- 974 years remaining
Ground rent- Peppercorn
Ground rent review period-Fixed
Service charge- £1,131.88 per annum

Council Tax Band- C

