12 Trinity Court Trinity Lane, York YO1 6EY

HUDSON
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Set within a Grade II listed building in the popular and sought after Bishophill conservation area of York, you will find this beautifully presented second floor two bedroom apartment with allocated parking, a real bonus in this area of the city.

- **Light and Bright Second Floor Apartment**
- **Situated in a Grade II Listed Building**
- **Quiet Lane In Bishophill Conservation Area**
- **Living Room**
- **Kitchen with Integral Appliances**
- **Two Bedrooms**
- **Modern Shower Room**
- **Allocated Parking to the Rear**
- **Close to Micklegate and City Centre**
- **Short Walk to the Railway Station**

Guide Price £215,000
Tenure: Leasehold
Council Tax Band: C

Lease Length- 985 years
Annual Service Charge- £1,679.00
Annual Ground Rent- £0

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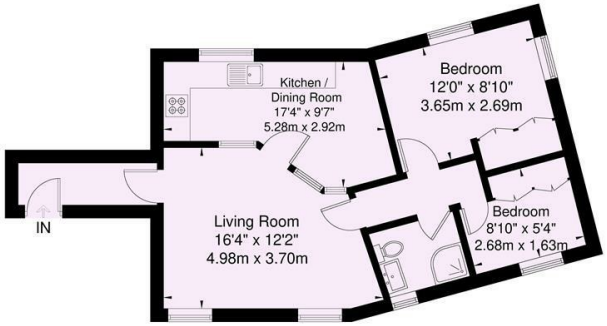
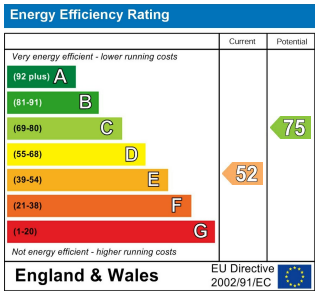
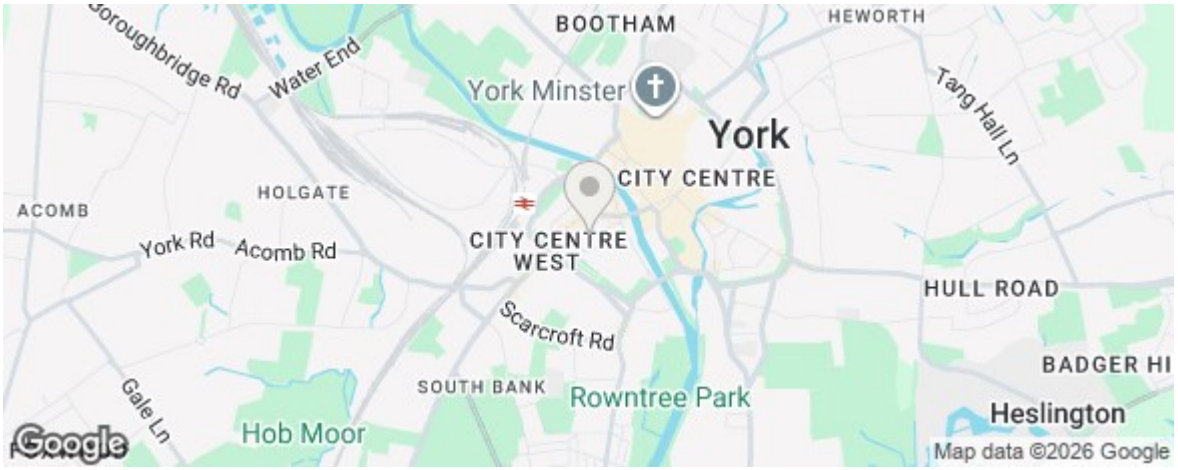
Approximate Gross Internal Area = 51.8 sq m / 558 sq ft



Ground Floor

ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
ALL MEASUREMENT ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION





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2. 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.
3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
4. 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.
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6. All buyers are asked to complete an online AML check through HIPLA, at their own expense, at the time of their offer to purchase a property being accepted and before the Memorandum of Sale can be issued.

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