



HUDSON  
MOODY

11 Queens Court Fetter Lane, York YO1 6EH



\*\*\* VIEWING RECOMMENDED \*\*\* A spacious top floor apartment in a modern development that overlooks Fetter Lane, situated in the popular and sought after Bishophill area of York. The property lies within easy reach of vibrant Micklegate with its many shops and restaurants and a short walk across the River Ouse to the city centre.

- **Spacious Second Floor Apartment**
- **Living Area with Breakfast Kitchen Off**
- **House Bathroom**
- **Two Double Bedrooms**
- **Sought After Location**
- **Close to Micklegate and City Centre**
- **Communal Garden**
- **Allotted Car Parking**

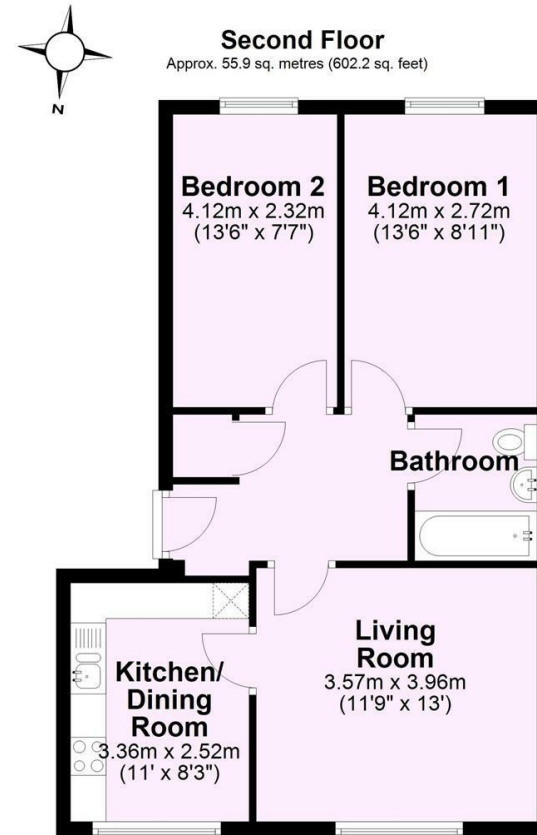
**Guide Price £220,000**

**Tenure: Leasehold - Share of Freehold**

**Council Tax Band: D**

Lease years remaining: 972

Service charge: £1,120.00(annual) paid  
£280 Per quarter



Total area: approx. 55.9 sq. metres (602.2 sq. feet)



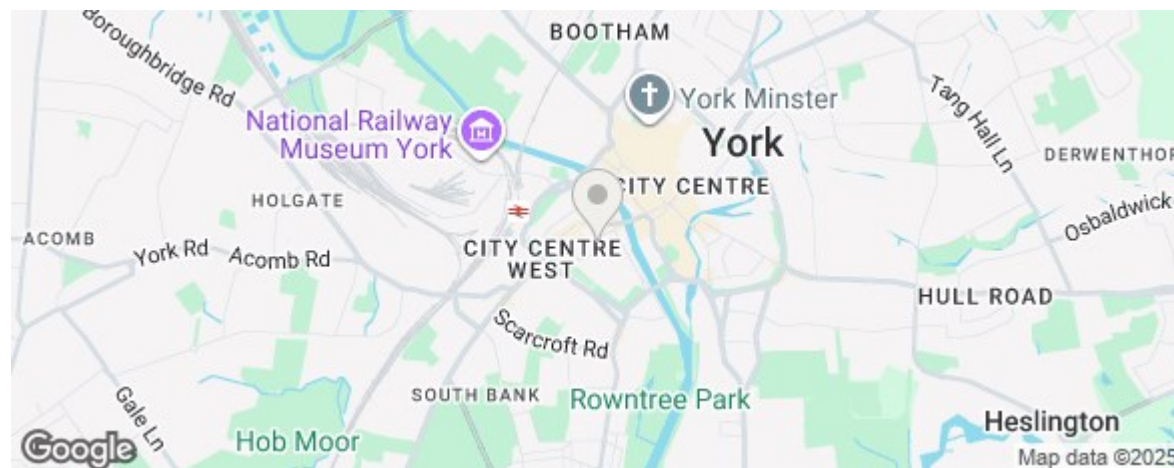








Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



**HUDSON  
MOODY**

#### IMPORTANT NOTICE

1. 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. Please do so particularly if contemplating travelling some distance to view the property.
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.
5. No person in the employment of Hudson Moody 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.

**58 Micklegate  
York  
YO1 6LF**

**01904 650650**

**property@hudson-moody.com**