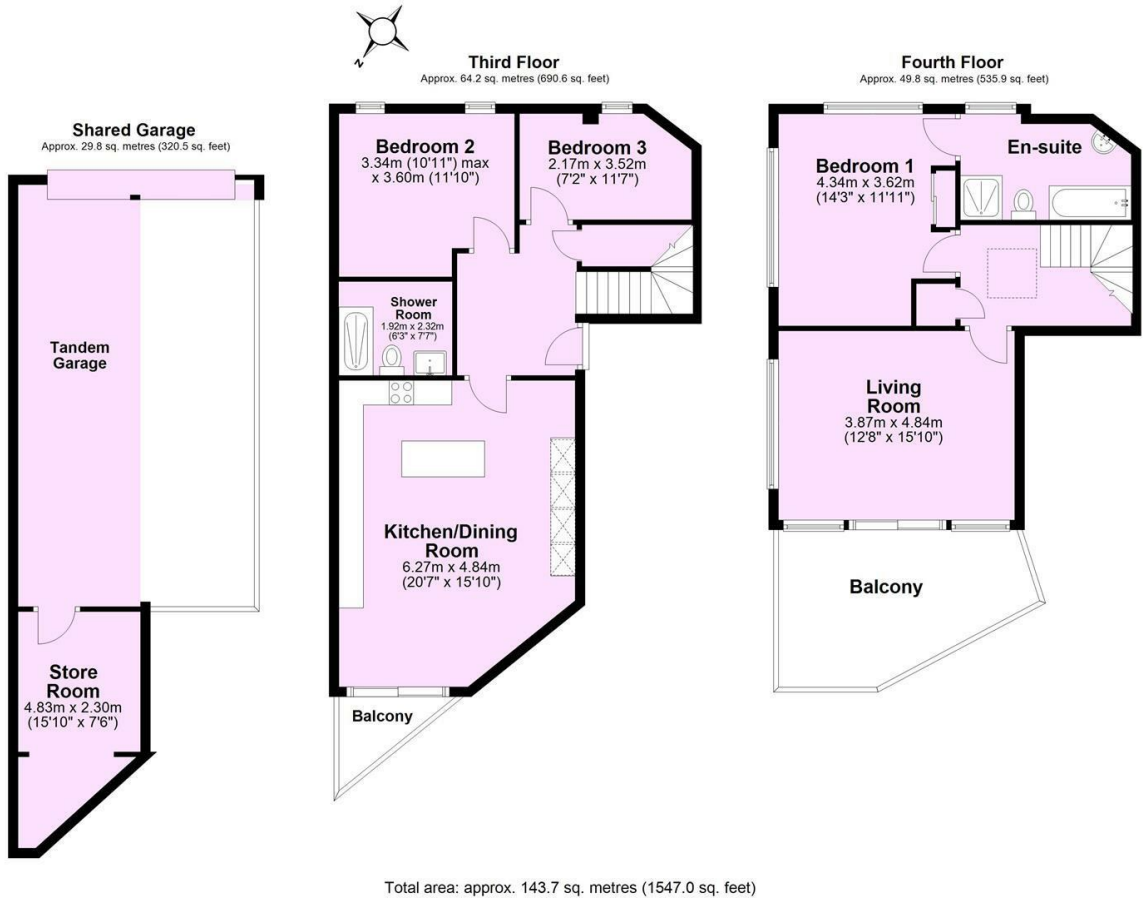
12 Windsor Court, York YO31 7RY
HUDSON
MOODY

An exceptional, spacious duplex apartment with two balconies, lying close to the heart of York, boasting panoramic views over the city. The building is located close to all shops, restaurants and amenities the beautiful City of York can offer.

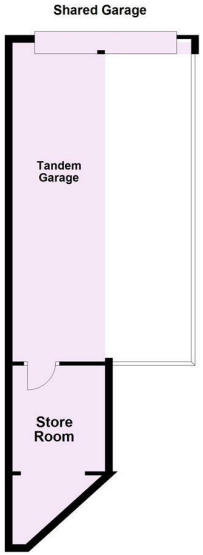
- **Duplex Penthouse Apartment with Two Balconies**
- **No Forward Chain**
- **Impressive Open Plan Dining Kitchen with Balcony**
- **Top Floor Living Room Opening to a Large Balcony**
- **Two Double Bedrooms, Master with En-Suite Bathroom**
- **Additional Single Bedroom or Study**
- **Shower Room**
- **Shared Garage and Storage**
- **Far Reaching City Views**
- **Excellent Location Close to York City Centre**

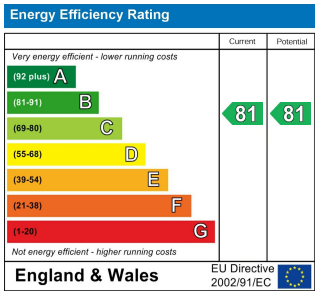
Guide Price £450,000
Tenure: Leasehold
Council Tax Band: E

Years remaining on lease: 190 Years
Service charge: £1,729 pa
Ground rent: £0



Total area: approx. 143.7 sq. metres (1547.0 sq. feet)





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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.
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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