



**22 Trafalgar House Piccadilly**  
York, YO1 9QP  
**£165,000**

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A 1 BEDROOM GROUND FLOOR APARTMENT SET WITHIN THE SOUGHT AFTER PICCADILLY PLAZA DEVELOPMENT WITHIN THE CITY WALLS AND WITH YORKS MANY RESTAURANTS, BARS AND AMENITIES CLOSE BY. The well presented living accommodation has the benefit of double glazing and electric heating, is entered via secure gates into both the formal grounds and communal hallway and provides bright living accommodation consisting of entrance hall, living room with views across the communal garden area, opening to a fitted kitchen, double bedroom and bathroom/w.c. Allocated car parking space.

### Hall

Entrance door. doors to:

### Lounge

14'10" x 9'10" (4.52m x 3.00m)

Window to front, electric heater, tv point, power points. carpet, opening to:

### Kitchen

9'10" x 6'11" (3.00m x 2.11m)

Fitted units with base and wall units, work surfaces, built in oven and hob

### Bedroom

11'6" x 9'1" (3.51m x 2.77m)

Window to front, electric storage heater, power points. Carpet

### Bathroom

6'11" x 6'9" (2.11m x 2.06m)

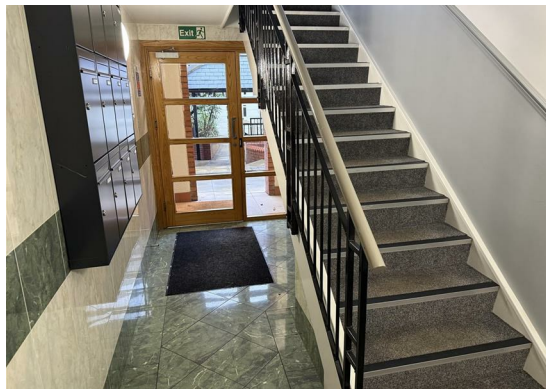
Suite in white comprising panelled bath with shower above, wash hand basin and w.c., extractor fan.

### Outside

Attractive communal grounds with well stocked flower borders, pergola and seating areas.

### Agents Notes

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to







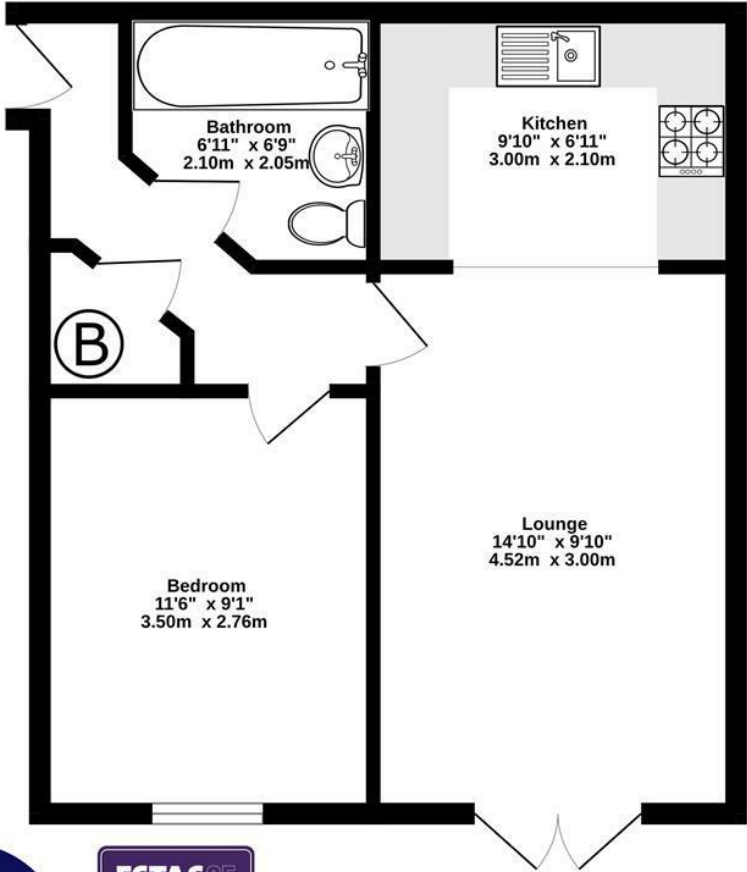
fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our branch for further details.





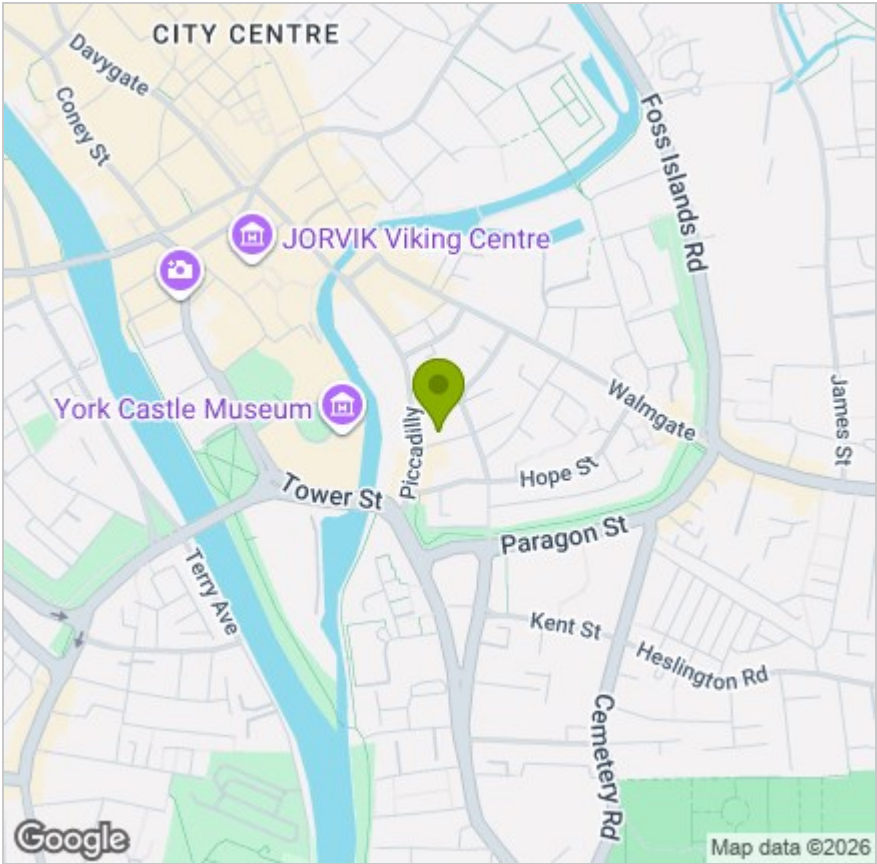
FLOOR PLAN

Ground Floor  
413 sq.ft. (38.3 sq.m.) approx.



TOTAL FLOOR AREA: 413 sq.ft. (38.3 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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LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B		81	84
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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 representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.