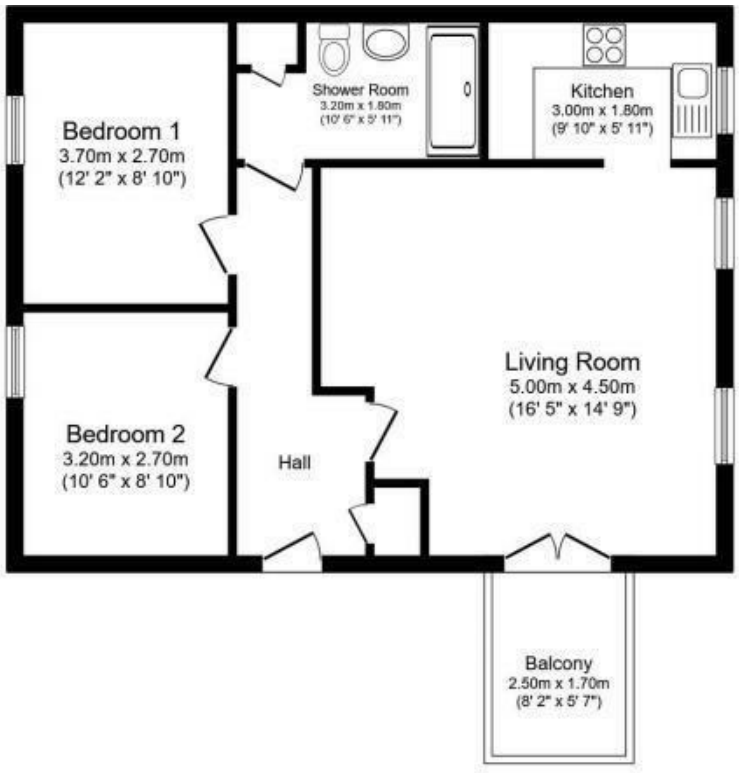

HUDSON
MOODY
56 Islands House Dennison Street, York YO31 8YX

***PEPPERCORN GROUND RENT***
A stylish, two bedroom riverside apartment with allocated parking, offering beautiful views and easy access to the city centre. *The property also uniquely benefits from a deed of variation to the ground rent and it's terms, making the ground rent peppercorn for the duration of the term.*

- **Modern Apartment**
- **Two Double Bedrooms**
- **Open Plan Living / Kitchen**
- **Balcony with Riverside Views**
- **Contemporary Fitted Kitchen**
- **Shower Room**
- **Allocated Parking**
- **Quiet Location**
- **Walking Distance to City Centre**
- ***Uniquely Benefiting From Peppercorn Ground Rent***

**Guide Price £250,000**
**Tenure: Leasehold**
**Council Tax Band: C**

Lease Length: 226 Years Remaining
Service Charge: £3259 per annum
Ground Rent: peppercorn (£0)




Total floor area 63.7 sq.m. (686 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Plan produced for Reed Rains. Powered by www.focalagent.com







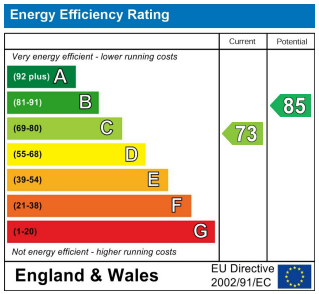
















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IMPORTANT NOTICE

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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