



- Top Floor Apartment
- Well Presented Throughout
- On Street Permit Parking
- No Onward Chain

- Two Double Bedrooms
- Central Location
- Ideal First Home Or Investment
- EPC D

Located on Huntington Road, just a short walk from York city centre, is this well-presented top floor apartment offering excellent access to a range of local amenities, transport links and the outer ring road. Positioned within a small residential development, this property could make an ideal first home or investment opportunity.

Internally, the accommodation comprises an entrance hall leading through to a bright living room, alongside a fitted kitchen offering a range of wall and base units together with space for appliances. The property further benefits from two bedrooms and a modern shower room.

Externally, the apartment benefits from on-street permit parking and access to bicycle storage.

Due to its convenient location and practical accommodation, early viewing is highly recommended.

Leasehold

Length of lease- 974 Years remaining

Ground rent - £175 per annum

Ground rent review period- £50 increase every 25 years

Service Charge- £2,400 per annum

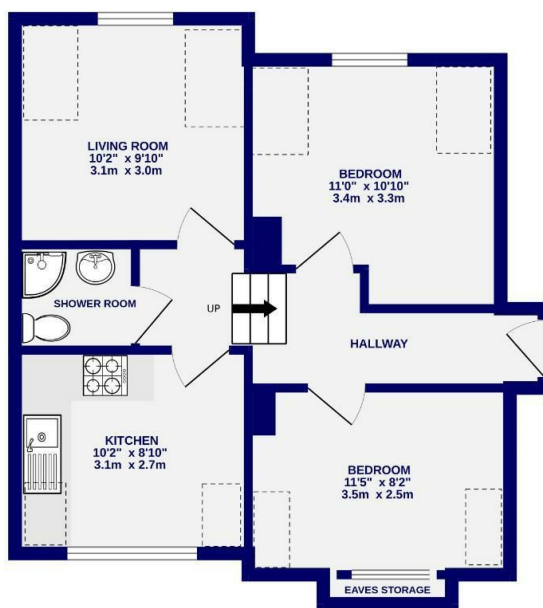
Council Tax Band- A

ANTI-MONEY LAUNDERING COMPLIANCE

We are legally required to conduct Anti Money Laundering checks on all purchasers, sellers, and giftors. These checks become mandatory when a seller accepts a purchaser's offer on a property. Anti-Money Laundering checks are valid for 6 months from the date they are completed. If your purchase does not proceed and you make an offer on another property more than 6 months later, or if your checks are more than 6 months old when making a new offer, you will need to complete and pay for new checks. We use a partner supplier MoveButler, to carry out these checks on our behalf. They will contact you directly once your offer has been accepted (subject to contract) to complete the electronic verification process securely. There is a non-refundable charge of £30 + VAT per purchaser and per giftor for these checks.. This fee must be paid before we can issue a memorandum of sale to solicitors and is non-refundable under any circumstances. Ashtons receive a portion of this fee from MoveButler as compensation for facilitating these checks and our administrative role in the compliance process.



SECOND FLOOR 496 sq.ft. (46.1 sq.m.) approx.



TOTAL FLOOR AREA - 496 sq.ft. (46.1 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. It is advised to take the measurements of the property as a guide only. The floor area 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. Made with Metaphor 12/20/24

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