



- Ground Floor Apartment
- Open Plan Kitchen Diner
- Ideal First Home Or Investment
- EPC D

- One Double Bedroom
- Central Location
- Shared Courtyard

Located within easy walking distance of York city centre and the train station, this well-presented one bedroom ground floor apartment offers a fantastic opportunity for both first time buyers and investors alike. Offered with no onward chain, the property has previously been a successful rental property, but is now offered with vacant possession having recently been redecorated.

The accommodation comprises an open plan living and kitchen area, large enough for a range of furniture, and fitted with an integrated oven and gas hob, creating a practical and sociable space for everyday living. The bathroom is fitted with a modern suite including a shower over the bath.

Externally, the property enjoys access to a shared rear courtyard along with a useful private storage shed and secure bike storage. Permit parking is also available, adding to the overall convenience of this well-located home.

Leasehold

Length of lease- 986 years remaining

Ground rent - £0

Ground rent review period- Fixed

Service Charge- £0

Council Tax Band- A

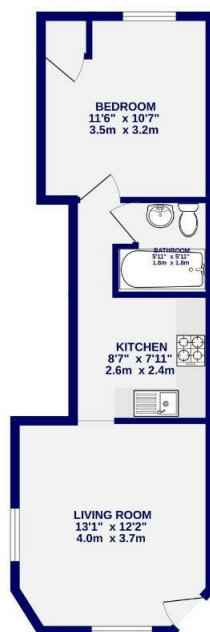
* Please note a selection of rooms have been dressed using AI for illustrative purposes.*

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



GROUND FLOOR
394 sq.ft. (36.6 sq.m.) approx.



TOTAL FLOOR AREA: 394 sq.ft. (36.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other areas are approximate. If included in the plan the proportions will form part of the overall 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 HomeRight CAD2D.

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. 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. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. 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. No person in the employment of Ashtons 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.