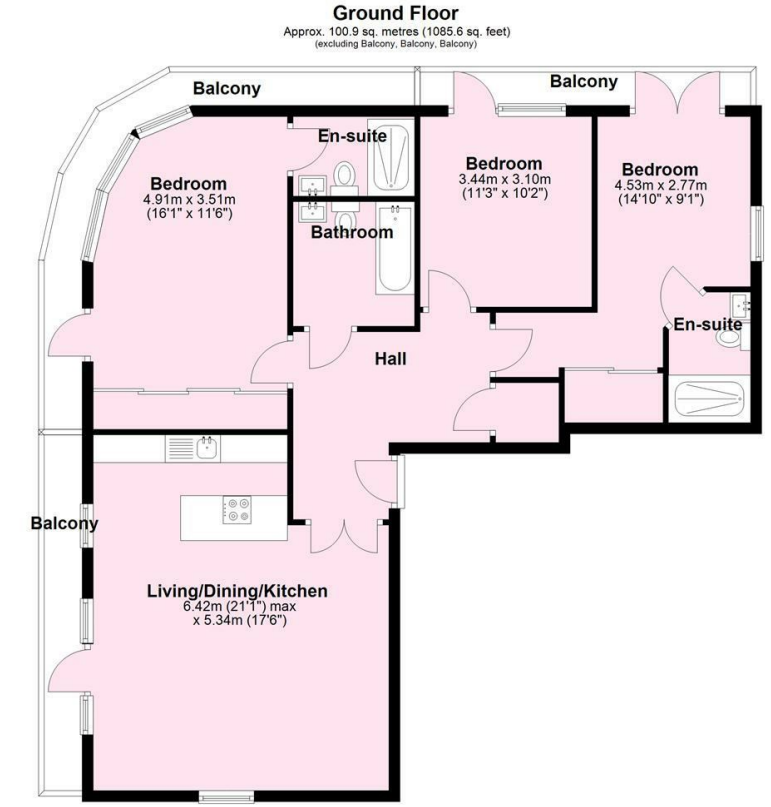
HUDSON
MOODY
16 Adventurers Court, Pond Garth, York YO1 7ND

The Penthouse at Adventurer's Court-
City centre living, spacious, modern interior and enviable 360 degrees panoramic views across the city. Benefiting from Secure under croft parking and no onward chain.

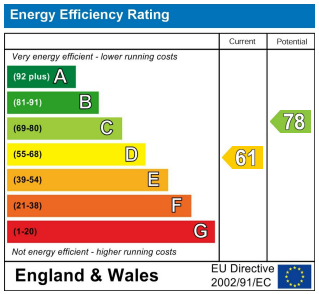
- **Impressive Penthouse Apartment**
- **Wrap Around Balconies Boasting Panoramic Views Over the City**
- **Contemporary Open Plan Living Space**
- **Stylish Kitchen with Integral Appliances and Central Island**
- **Principle Bedroom with En-Suite and Integral Wardrobes**
- **Second Double Bedroom with En-Suite**
- **Third Double Bedroom and House Bathroom**
- **Secure Undercroft Allocated Parking Space**
- **No Onward Chain**
- **A Moments Stroll of the City**



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

Years remaining on the lease: 180
Service Charge: £5200 (£1300 per quarter)
Ground Rent: £275 pa

Virtually Staged



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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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