



2 Janus House
Olympian Court,
Lawrence Street YO10

3UP

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2 Janus House Olympian Court, Lawrence Street YO10 3UP

£197,500

A popular development to homeowners and renters alike, Olympian Court is sat in a great location. With local shops, the University of York and the City Centre only a short stroll away, the property is a great choice!

The apartment is located on the ground floor and offers; Entrance hallway, open plan lounge/kitchen, two bedrooms and bathroom. The property has the benefit of gas central heating and an allocated parking space, a great asset to have within the city!

With previous rental history, achieving £1000pcm, now offered with vacant possession and no forward chain! Call now to book a viewing on 01904 631631.

EPC Rating C
Council Tax Band C

Communal Entrance Hall

secure entry door. Post boxes. The apartment is located on the ground floor. Meter cupboards.

Entrance Hallway

Entry phone system. Radiator. Storage cupboard with fuse box. Doors to further rooms.

Open plan lounge/kitchen

19'1" x 11'3" (5.84 x 3.43)

An open plan living kitchen with three UPVC windows and two radiators.

The kitchen comprises: High and low level units with co-ordinating worktops. Sink and drainer. Built in oven with electric hob and extractor hood over. Built in fridge freezer, dishwasher and washer dryer. Cupboard housing boiler.

Bedroom One

18'2" x 9'7" at widest (5.54m x 2.92m at widest)

With UPVC window and radiator.

Bedroom Two

11'4" x 7'7" (3.47 x 2.33)

With UPVC and radiator.





Bathroom

6'9" x 6'5" (2.07 x 1.98)

Fitted with three piece suite comprising; bath with shower over, wash hand basin and toilet. Radiator. Extractor hood.

Leasehold Information

This information would need to be checked and verified by a solicitor.

We are advised that the ground rent is currently £100 per annum. The service charge is £182.17 per month.

We are further informed that the 125 year lease began on the 1st January 2003. There are 103 years remaining.

Material Information

This information has been obtained from our Vendor/ Landlord, through local information, and verified sources where available. Every effort has been made to ensure this information is accurate and clear.

Council Tax Band of the property is C. The Local Authority is the City of York Council
The property Electricity Supplier is Northern Power Grid.

Water is supplied by Yorkshire Water. The property is connected to the main sewage system operated by Yorkshire Water.

The property has a combi boiler which supplies the heating and hot water.

The broadband and mobile phone signal can be checked via the Ofcom checker facility at checker.ofcom.org.uk

Additional Information

With previous rental history of achieving £1000pcm

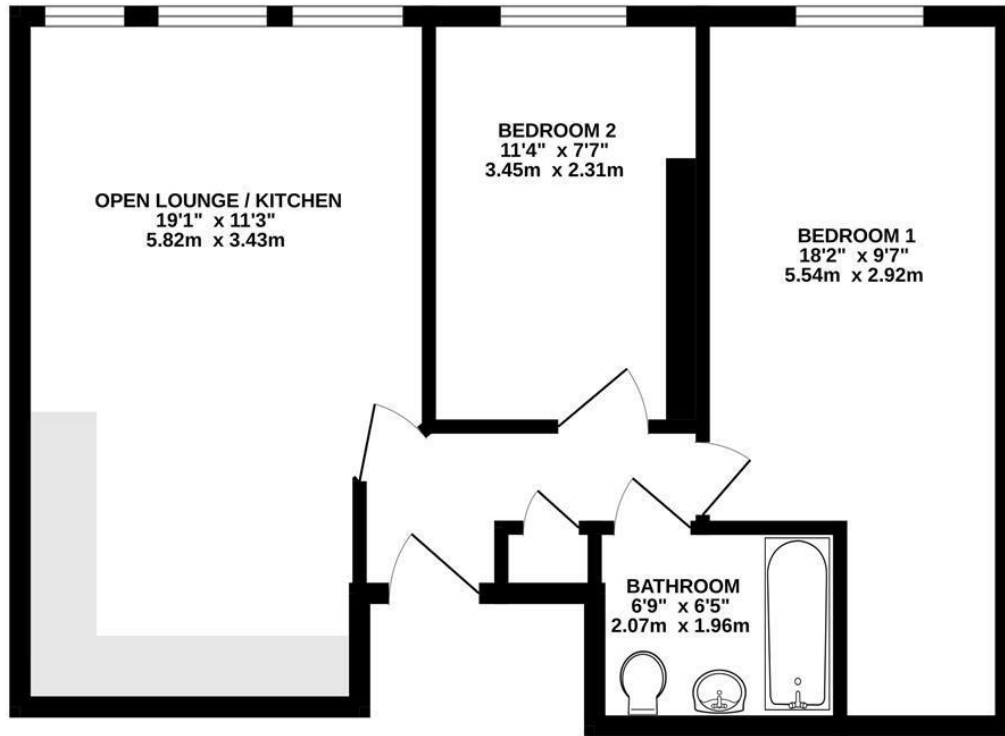
Gas cert in date until November 2026

EICR in date until 19/04/2026

Anti - Money Laundering Compliance

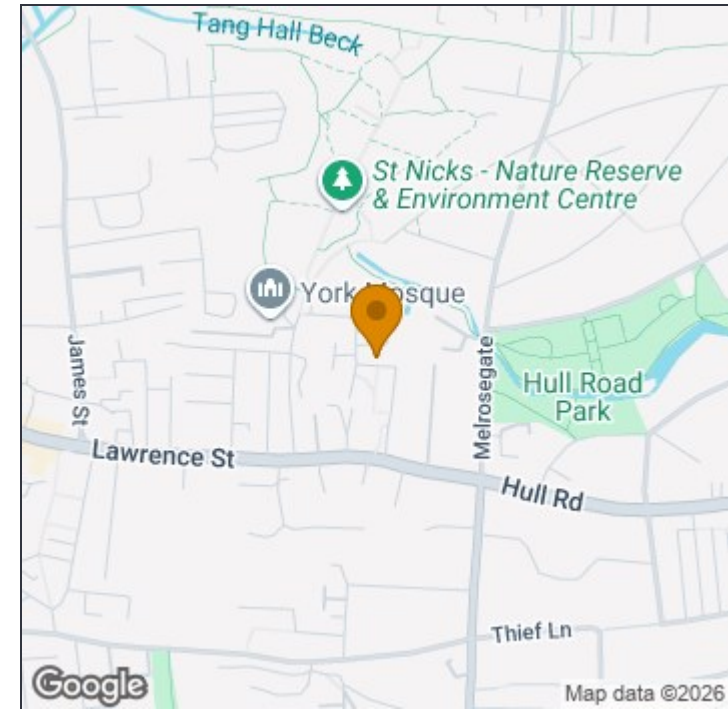
We are legally required to conduct Anti Money Laundering checks on all purchasers related to a sale. These checks become mandatory when a seller accepts a purchaser's offer on a property. Anti-Money Laundering checks are valid for 6 months from the date they are completed. You will need to pay for new checks should this expire. We use a supplier SmartSearch in order to carry out these checks. There is a non-refundable charge of £30 + VAT per purchaser and any related money. This fee must be paid before we can issue a memorandum of sale to solicitors and is non-refundable.

GROUND FLOOR
503 sq.ft. (46.7 sq.m.) approx.



TOTAL FLOOR AREA: 503 sq.ft. (46.7 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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