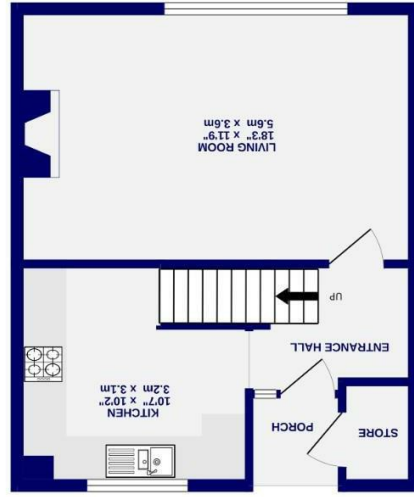


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, 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.

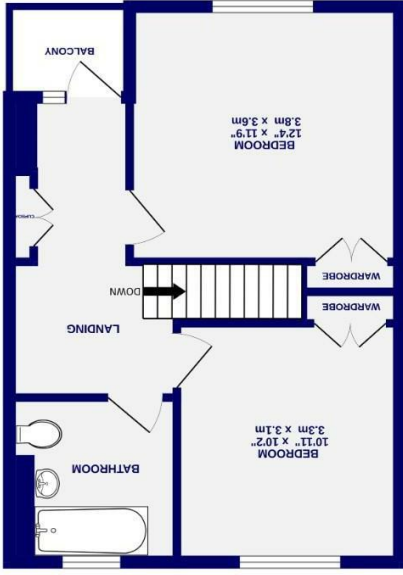
Margaret Street , York YO10 4UT

Leasehold
Council Tax Band - B

- First & Second Floor Apartment
- Approximately Over 800 Sqft
- Two Double Bedrooms
- Balcony
- City Central Location
- Rooftop Views
- EPC D



2ND FLOOR
390 sq.ft. (36.3 sq.m.) approx.



3RD FLOOR
426 sq.ft. (39.5 sq.m.) approx.

TOTAL FLOOR AREA: 816 sq.ft. (75.8 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the figures, measurements of rooms and any other items are approximate. It is advised to take the measurements of the property in person and to verify them with a professional surveyor. The plan is for illustrative purposes only and should be used as such by prospective purchasers. The location, position and appliances shown have not been tested and no guarantee is given as to their operability. Made with Magicplan 2020.



Margaret Street
, York
YO10 4UT

Offers Over £210,000



Enjoying open views towards the Minster towers and set within a well maintained purpose built development, this spacious two bedroom maisonette offers comfortable and practical accommodation in a highly convenient location. The property benefits from gas central heating, double glazing and generous built in storage throughout, with easy access to riverside walks and the local shops and amenities of Walmgate.

A storm porch with useful external store opens into a welcoming and well proportioned entrance hall. The living room is a bright and comfortable space, centred around a feature fireplace and enjoying an open outlook. To the rear is a good size fitted kitchen with a range of modern Shaker style units, gas hob with stainless steel extractor, integrated oven and open under stairs storage providing excellent everyday practicality.

To the first floor are two excellent double bedrooms, both with built in wardrobes, alongside a contemporary bathroom fitted with a white three piece suite and mains rainfall shower over the bath. The spacious landing provides additional storage potential and gives access to a covered balcony, ideal for sitting out.

Externally the property enjoys access to secure gated communal gardens with drying area, recycling facilities and a large individual storage shed. Residents permit parking is available to both the front and rear of the development.

An ideal home for first time buyers or those seeking a well located York base with outdoor space and views, offered in a popular and established residential setting.

Leasehold
Length of lease- 91 years remaining
Ground rent - £10 per annum
Ground rent review period- Fixed
Service Charge- £506.88 per annum

Council Tax Band- B

