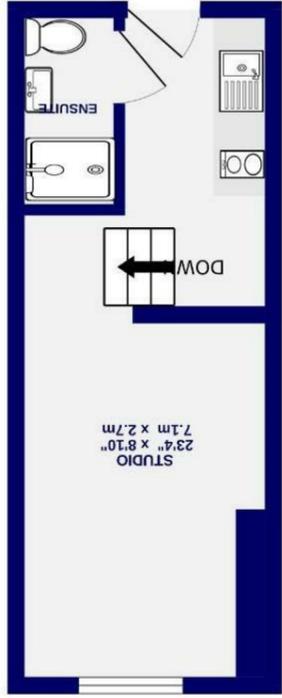


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services,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

While every effort has been made to ensure the accuracy of the particulars and floor plans, the purchaser is advised to verify the same by inspection. The vendor and Ashtons accept no responsibility for any errors or omissions. The floor plan is intended as a guide only and should not be relied upon for any purpose. The floor plan is intended as a guide only and should not be relied upon for any purpose. The floor plan is intended as a guide only and should not be relied upon for any purpose.



2ND FLOOR
198 sq ft. (18.4 sq.m.) approx.

George Hudson York-City Centre, Y01-6LP

Leasehold
Council Tax Band - A

- Studio Apartment
- Prime Central York Location
- Attractive Yields With Consistent Rental Demand
- Student Let Investment
- No Onward Chain
- Wealth Of Amenities
- Utilities Included In Service Charge
- EPC D



George Hudson Street
York City Centre, York
YO1 6LP

£68,000



Situated in the heart of York, Rathmell Hall is a sought-after student development offering exceptional on-site facilities and strong rental returns.

Fully refurbished in 2015 to an impressive specification, the building provides a superb student living experience with a range of premium amenities, including a private gym, cinema room, communal lounge and dedicated study spaces. These facilities, combined with an unbeatable city centre location surrounded by shops, bars, restaurants, and essential amenities, make it a top choice for students in York.

Both the University of York and York St John University are within easy reach, either on foot or via the city's excellent public transport links.

Gross income : £8,510 per annum

Leasehold
Length of lease- 241 years remaining
Ground rent - £290.85 per annum
Service Charge- £2,746.96 per annum

Council Tax Band- A

