

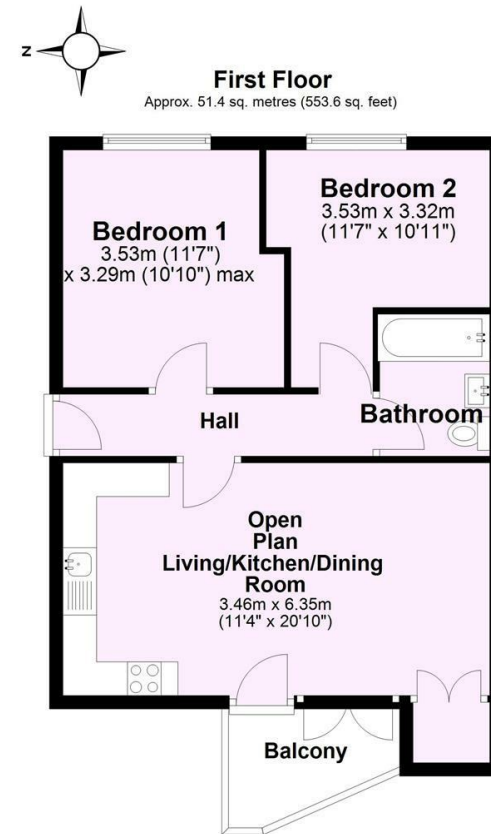


HUDSON
MOODY

11 Caesar Court Moss Street, York YO23 1DD

A first floor apartment, with balcony and allocated parking, situated in a great location, a short distance away from the vibrant life along Micklegate, 'Bishy Road', the city centre and railway station.

- **Impressive First Floor Apartment with Balcony**
- **Excellent Location for Access to Local Shops, Railway Station and City Centre**
- **Superb Open Plan Living, Dining and Kitchen**
- **Integrated Appliances**
- **Spacious Bedroom One with Fitted Wardrobes**
- **Additional Second Bedroom or Home Office**
- **House Bathroom**
- **Pleasant Views from Balcony**
- **Two Parking Permits**
- **No Onward Chain**



Total area: approx. 51.4 sq. metres (553.6 sq. feet)

Guide Price £180,000

Tenure: Leasehold

Council Tax Band: C

Remaining Lease Length: 106 years

Service Charge: £1410.40 pa

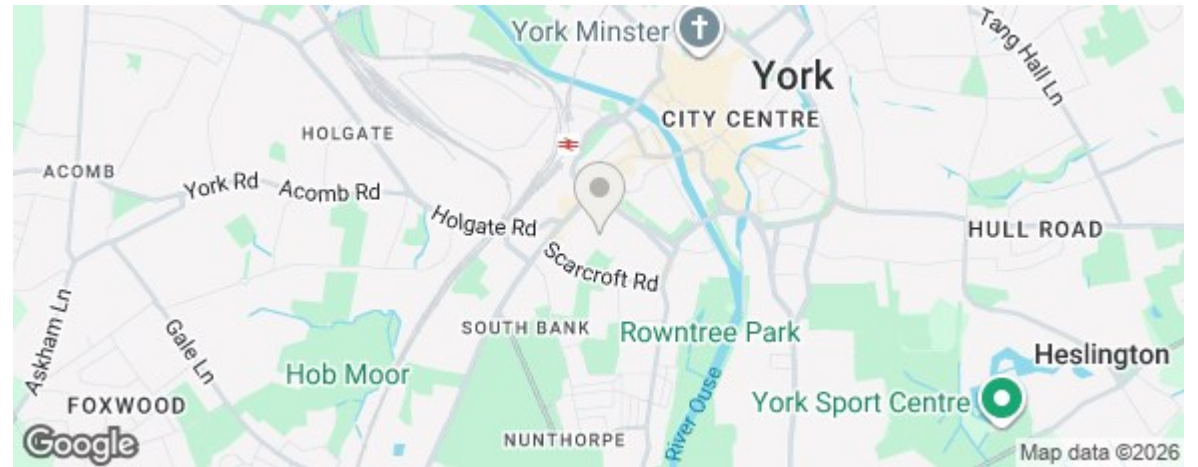
Ground Rent: £193.50 pa





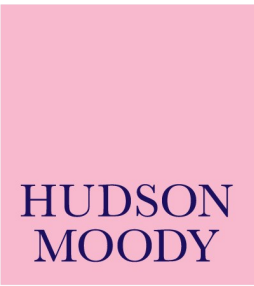


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



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.



**58 Micklegate
York
YO1 6LF**

01904 650650

property@hudson-moody.com