



A spacious and well-presented first floor apartment located within this highly sought-after over 60's development within walking distance to local amenities and which is available for sale with vacant possession and no forward chain.

Starting Year of Lease : 120 Years  
 Years remaining on Lease ; 83 years left as of  
 01/08/2024  
 Service Charge : £271.76 per Month  
 Ground Rent : £0  
 Management Company : Anchor Housing  
 Association 0333 3638851



Upon entering the property is the central hallway which offers access to the living accommodation and has a useful cupboard for storage.

The sitting room is spacious in size and has a large bay window allowing light to flow into the room and provides pleasant views across the front of the development. There is also an electric fireplace acting as the focal point of the room.

Through the sitting room is the fitted kitchen which benefits from wall and base storage units and a stainless steel sink with drying area. The kitchen has an integrated electric oven and 4 ring electric hob with space for a fridge/freezer and washing machine.

The property benefits from two well-proportioned bedrooms with bedroom one being a spacious double with storage space built in.

The property has a part-tiled bathroom comprising a three-piece suite including bathtub with showerhead over, WC and wash hand basin.

The development offers independent living with an estate manager and benefits from communal areas including a shared lounge and well-maintained gardens.

Tenure: Leasehold  
 Services/Utilities: Mains Electricity, Water and Sewerage are understood to be connected  
 Broadband Coverage: Up to 76\* Mbps download speed  
 EPC Rating: C  
 Council Tax: B - City of York  
 Current Planning Permission: No current valid planning permissions

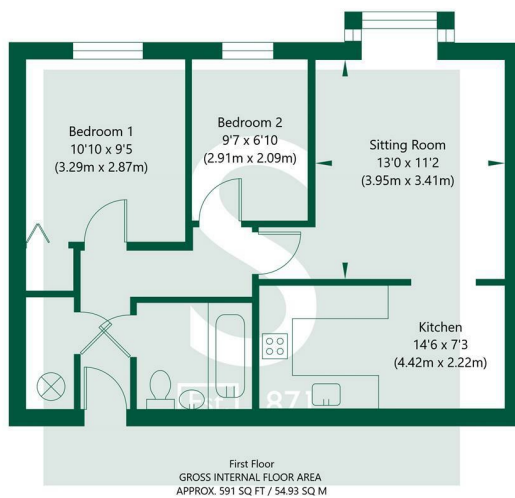
Viewings: Strictly via the selling agent – Stephensons Estate Agents - 01904 809900

\*Download speeds vary by broadband providers so please check with them before purchasing.

Starting Year of Lease : 120 Years  
 Years remaining on Lease ; 83 years left as of 01/08/2024  
 Service Charge : £271.76 per Month  
 Ground Rent : £0  
 Management Company : Anchor Housing Association 0333 3638851

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

St Marys Mews, York, YO32 2SE



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
 APPROXIMATE GROSS INTERNAL FLOOR AREA 591 SQ FT / 54.93 SQ M  
 All measurements and fixtures including doors and windows are approximate and should be independently verified.  
 www.exposurepropertymarketing.com © 2023



**Partners:**

J F Stephenson MA (Cantab) FRICS FAAV  
 I E Reynolds BSc (Est Man) FRICS  
 R E F Stephenson BSc (Est Man) MRICS FAAV  
 N J C Kay BA (Hons) pg. dip MRICS  
 O J Newby FNAEA  
 J E Reynolds BA (Hons) MRICS  
 R L Cordingley BSc FRICS FAAV  
 J C Drewniak BA (Hons)  
 E G Newby MRICS  
 T Brooks MNAEA

York: 01904 625533  
 Boroughbridge: 01423 324324  
 Easingwold: 01347 821145  
 Selby: 01757 706707  
 Haxby: 01904 809900

**Associate Partners:**

N Lawrence  
 I Jarvis MNAEA