

Churchills

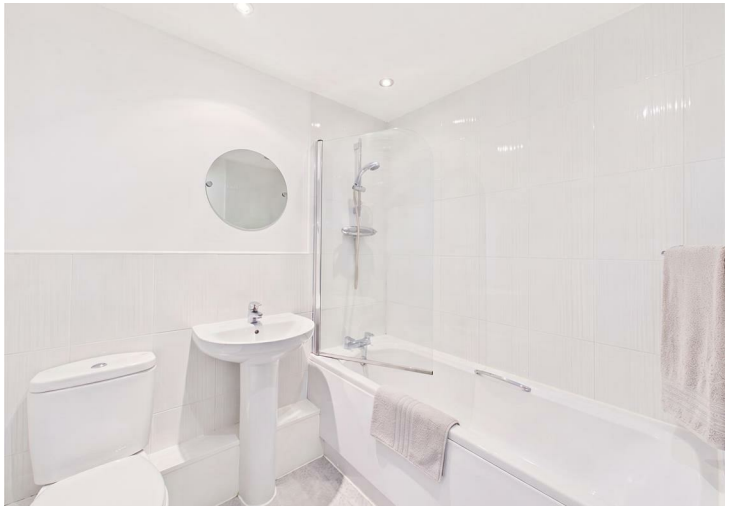
YORK'S INDEPENDENT LOCAL ESTATE AGENT

# 17 Drummond House College Mews, York, YO31 7SH

**Guide Price £190,000**









## 17 Drummond House College Mews, York, YO31 7SH

## £190,000

AN EXCELLENT TWO BEDROOM GROUND FLOOR APARTMENT CLOSE TO YORK'S HISTORIC CITY WALLS. We are delighted to offer for sale this superb modern apartment, situated within the popular College Mews development. The property has been maintained to a high standard throughout and is offered with NO ONWARD CHAIN. The well presented accommodation comprises a communal entrance hallway, private entrance hall, open plan living kitchen with fitted appliances, two good-sized bedrooms and a three-piece house bathroom. Externally, the development benefits from well maintained communal gardens, storage areas and visitor parking spaces. Ideally located approximately five minutes from Monk Bar, the apartment is well placed for access to local supermarkets, Monks Cross Shopping Park and the A64 and York's outer ring road. An internal viewing is highly recommended to fully appreciate all that this excellent apartment has to offer.

# Description

### Communal Entrance Hallway
Secure entry system.

### Entrance Hallway
12' x 3'6
Entrance door, wall mounted electric heater, power points, storage cupboard, oak flooring.

### Open Plan Living Kitchen
9'8 x 24'0
Living area comprising windows to front, wall mounted electric heater, television point, power points, oak flooring. Kitchen with fitted wall and base units , worksurfaces with inset sink and draining board, built-in oven and hob, integrated fridge and freezer, space and plumbing for appliances, power points, tiled flooring.

### Bedroom 1
8'1 x 13'6
Window to front, wall mounted heater, power points, carpet.

### Bedroom 2
5'8 x 13'6
Window to front, wall mounted heater, power points, carpet.

### Bathroom
6'8 x 6'1
Panelled bath, walk-in shower cubicle, low level W.C., wash hand basin, tiled walls, extractor fan, electric towel radiator, recessed spotlights, tiled flooring.

### Outside
Well maintained communal gardens, storage areas and visitor parking spaces

### Agents Note
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our branch for further details.



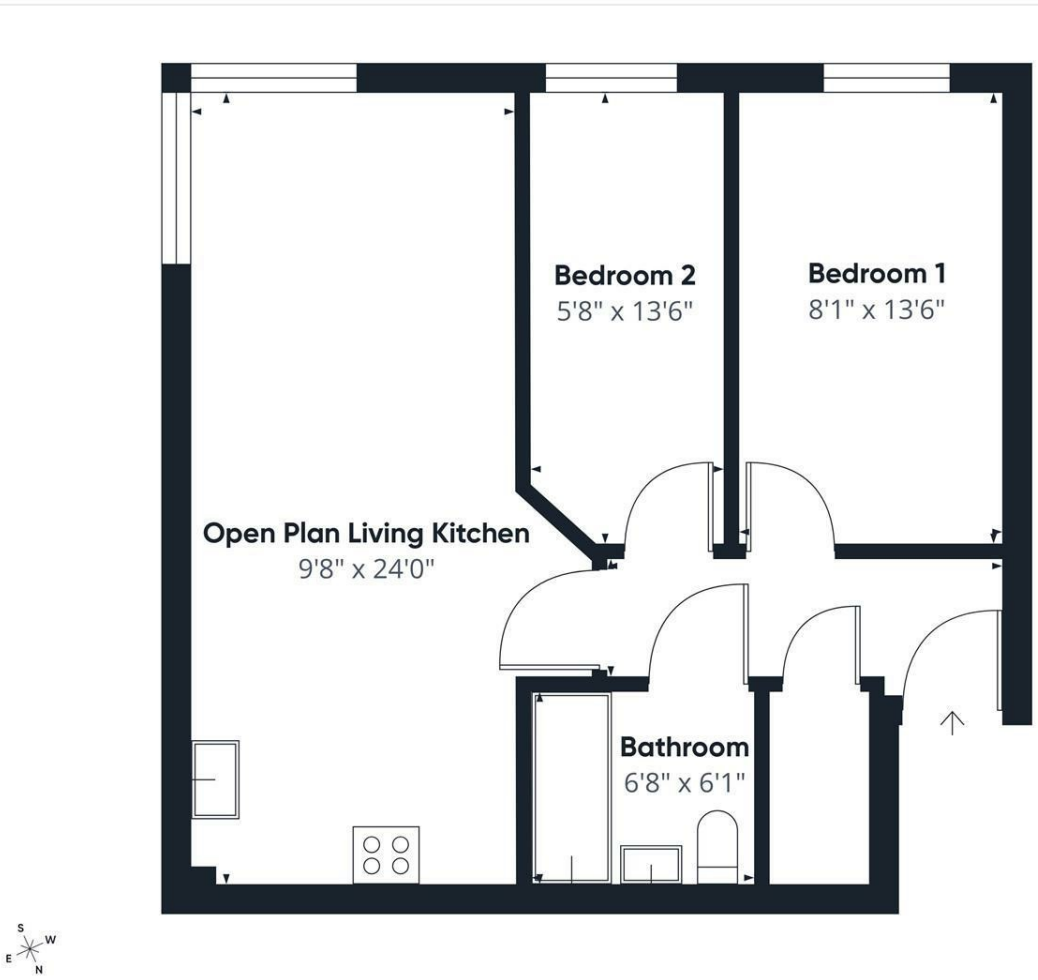
# Features

- Excellent Two Bedroom Ground Floor Apartment Offered For Sale With No Onward Chain.
- Located Within The Popular College Mews Development, Close To York's Historic City Walls.
- Well Maintained Modern Property Finished To A High Standard Throughout.
- Attractive Communal Facilities With Well Maintained Gardens, Storage Areas And Visitor Parking Spaces For Added Convenience.
- Excellent Location And Transport Links Approximately Five Minutes From Monk Bar, With Easy Access To Local Supermarkets, Monks Cross Shopping Park, The A64 And York's Outer Ring Road.
- Council Tax Band C
- EPC C74





## FLOOR PLAN




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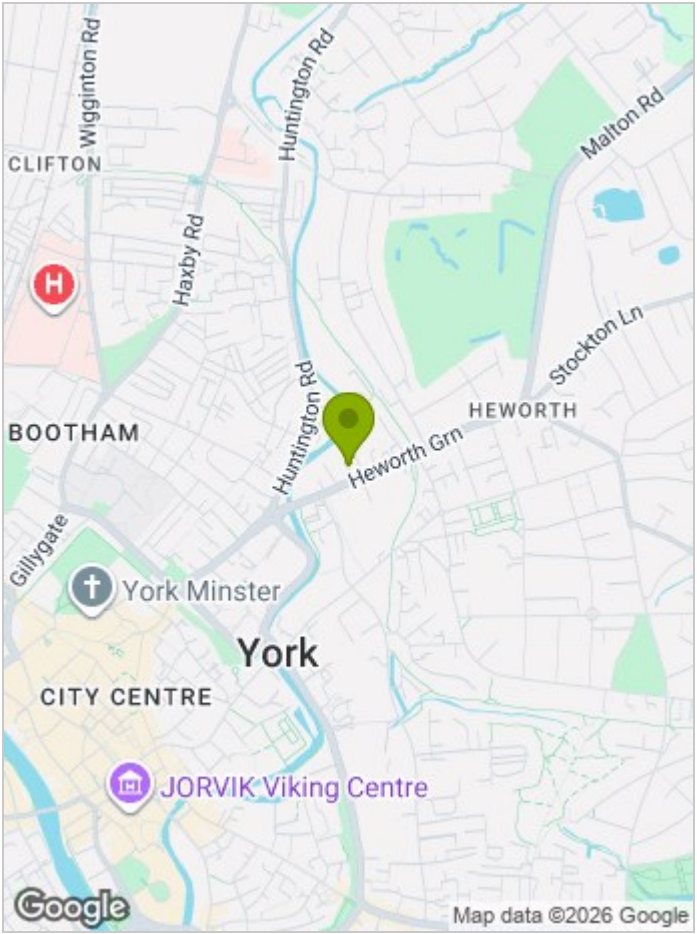
Approximate total area(1)
537 ft²

(1) Excluding balconies and terraces

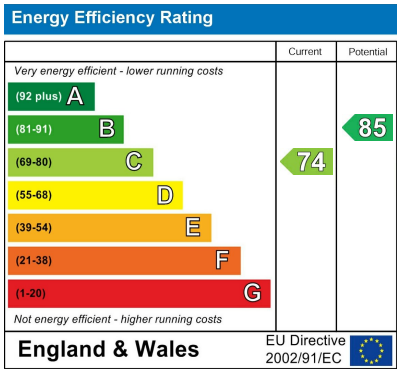
Calculations reference the RICS IPMS 3C standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

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## LOCATION




## EPC




These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

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