



Flat 5, Victoria Apartments  
Heslington Road  
York YO10 5AT

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York YO10 5AT**

**£147,000**

A one-bedroom apartment located on the desirable Heslington Road in York. Situated on the ground floor, this apartment offers easy access for residents. This property boasts a modern open-plan living space, perfect for those seeking a cosy and comfortable set up. With one double bedroom and shower room.

With just a short walk into the city, this apartment provides the ideal balance between city living and a peaceful retreat. Whether you are a young professional or a student, this one-bedroom flat offers a fantastic opportunity to enjoy all that York has to offer.

Offered with no forward chain, call now for viewings. 01094 631631.

EPC Rating C  
Council Tax Band A

**Communal Entrance Hall**

Communal entrance door. The flat entrance is situated on the ground floor.

**Open plan Lounge/Kitchen**

13'3 x 10'4 (4.04m x 3.15m)

Open plan lounge with UPVC window. Storage heater. Entry phone system.

Open plan kitchen area comprising; Wall and base units. Sink and drainer. Built in oven with induction hob and extractor hood over. Space for under counter fridge. Space and plumbing for washing machine.

**Bedroom**

11'5 x 8'2 (3.48m x 2.49m)

Double bedroom with UPVC window. Electric heater.

**Shower Room**

6'0" x 5'10" (1.85 x 1.79)

Fitted three piece suite comprising; Shower cubicle with electric shower, wash hand basin and toilet. Extractor fan.





### Material Information

This information has been obtained from our Vendor/ Landlord, through local information, and verified sources where available. Every effort has been made to ensure this information is accurate and clear.

Council Tax Band of the property is A. The Local Authority is the City of York Council. The property Electricity Supplier is Northern Power Grid.

Water is supplied by Yorkshire Water. The property is connected to the main sewage system operated by Yorkshire Water.

The property has electric storage heaters and a manual hot water tank which is located under the sink. The property has an electric shower.

The broadband and mobile phone signal can be checked via the Ofcom checker facility at [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

### Leasehold Information

We are advised that the property is leasehold, details below.

- \* The 999 year lease commenced in 2003 there are 977 years remaining.
- \* The current owner has bought a share of the freehold.
- \* The current service charge is £211.92 per quarter which includes the maintenance, insurance and communal areas.
- \* There is a management company which looks after the maintenance.

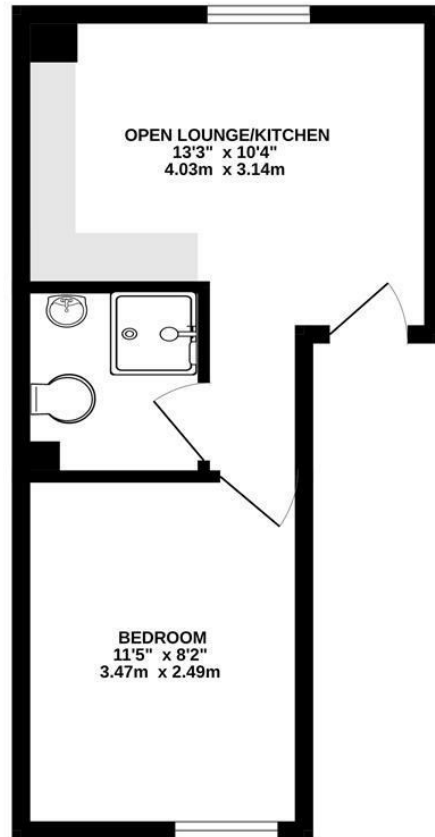
This information would need to be verified by your solicitor. A copy of the lease is available upon request.

### Anti - Money Laundering Compliance

We are legally required to conduct Anti Money Laundering checks on all purchasers related to a sale. These checks become mandatory when a seller accepts a purchaser's offer on a property. Anti-Money Laundering checks are valid for 6 months from the date they are completed. You will need to pay for new checks should this expire. We use a supplier SmartSearch in order to carry out these checks. There is a non-refundable charge of £30 + VAT per purchaser and any related money. This fee must be paid before we can issue a memorandum of sale to solicitors and is non-refundable.

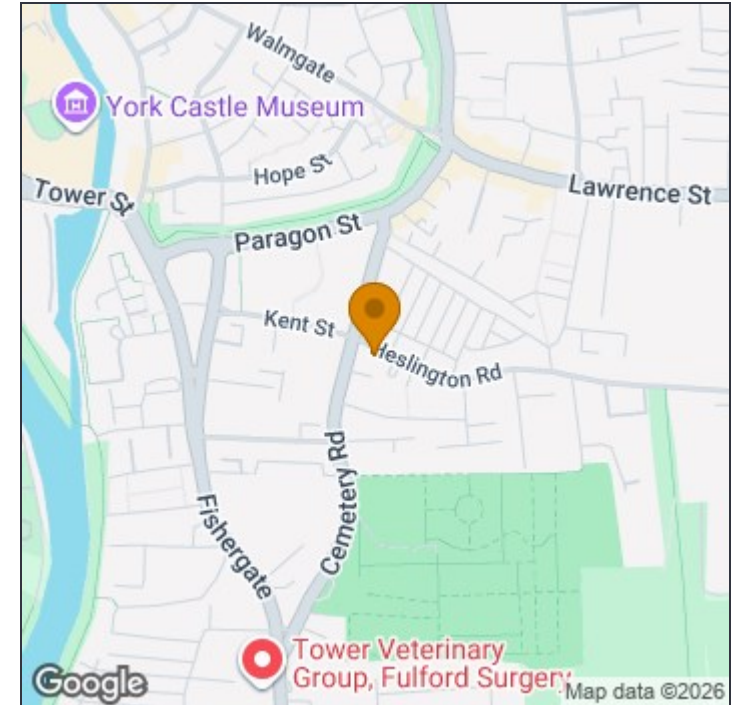


GROUND FLOOR  
278 sq.ft. (25.8 sq.m.) approx.



TOTAL FLOOR AREA: 278 sq.ft. (25.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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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 or representation of fact (especially if a substantial journey is required to view the property), but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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