



9 John Walker House Dixons
Yard
, York YO1 9SX

**9 John Walker House
Dixons Yard
, York YO1 9SX
£395,000**

Superb apartment in the heart of the city within the Bar walls and boasting enviable balcony views onto the River Foss.

Accessed through private secure gated community gardens, this third floor apartment is finished to a very high standard indeed and benefits from a lift service to all floors which also gives direct access to the secure gated underground car park.

Located within minutes of excellent local bars and restaurants in the fashionable Fossgate area., John Walker House is the perfect choice for private buyers seeking a high quality city centre home or investors looking for a holiday (or longer term) let. With the option to purchase the existing furniture, this could be yours to just "walk in, relax and enjoy" right from Day 1.

Entrance

Stairs or lift giving access to the third floor and to the apartment.

Hall

Storage cupboard housing hot water cylinder. Electric panel heater. Security alarm panel.

Lounge

18'11 x 15'2 (5.77m x 4.62m)

Double glazed window to side elevation. Double glazed patio doors leading onto the balcony. Electric panel heater. Television point. Telephone point. Secure video entry intercom system.

Balcony

Superb outside space offering views out over the River Foss.

Kitchen

Fitted with a range of wall and floor units complemented with co-ordinating worktops. Inset sink and drainer unit. Built-in oven and hob with extractor hood over. Integrated washer dryer, fridge and freezer.

Main Bedroom

19'1 x 10'2 (5.82m x 3.10m)

Double glazed windows overlooking the River Foss. Electric panel heater. Television point. Telephone points.





Ensuite Shower Room To Main Bedroom

Fitted with walk-in shower, wash hand basin and toilet. Chrome heated towel rail. Shaver point. Extractor fan.

Bedroom Two

15'4 x 10'6 (4.67m x 3.20m)

Double glazed window giving river views. Electric panel heater.

Bathroom

7'1 x 6'7 (2.16m x 2.01m)

Fitted with a white suite comprising bath with shower over, wash hand basin with vanity unit below and toilet. Chrome heated towel rail. Extractor fan.

Outside

The apartment is located within a gated development just off Walmgate with attractive and well maintained communal gardens. An allocated car parking space is provided in the undercover secure car park. There is also a sheltered bike store.

Leasehold Information

- * Leasehold
- * 999 years from January 2006.
- * Annual ground rent of £275
- * Annual service charge £2688 (£224 per month)
- * The owner has also advised us that short term holiday letting will be considered.
- * This information will need to be verified by a solicitor.

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 D. 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 broadband and mobile phone signal can be checked via the Ofcom checker facility at checker.ofcom.org.uk

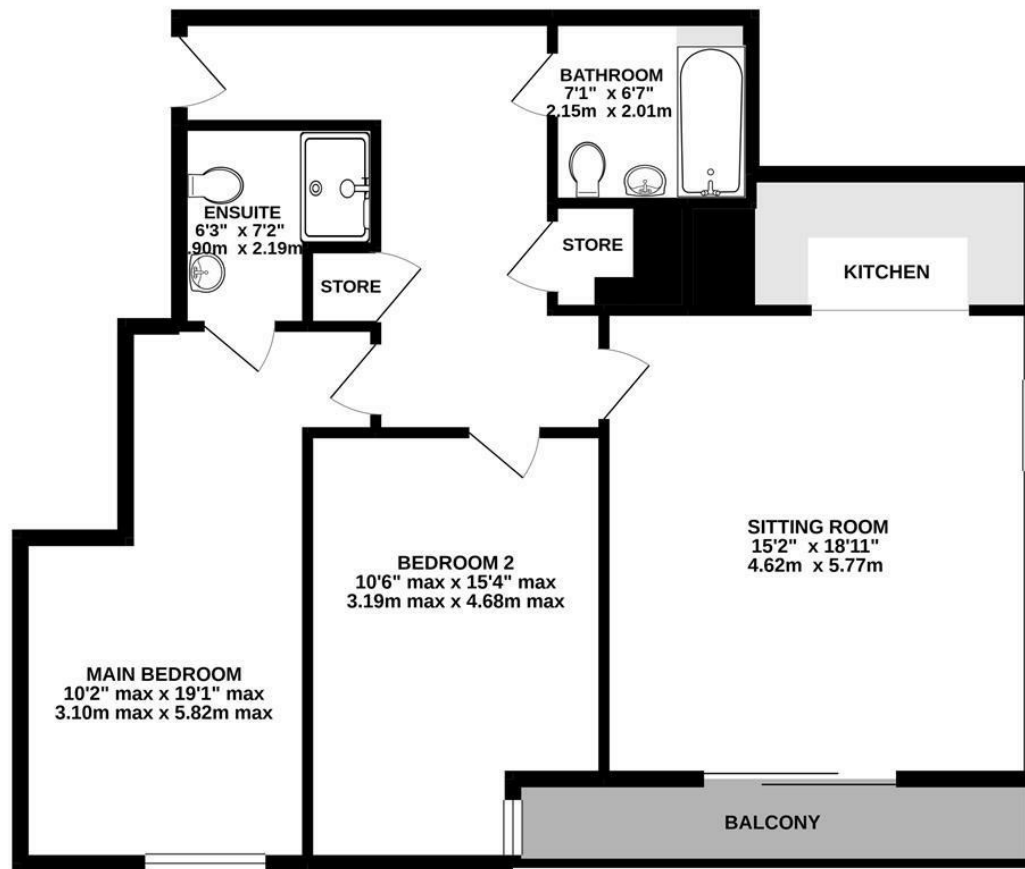
Anti - Money Laundering Compliance

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.

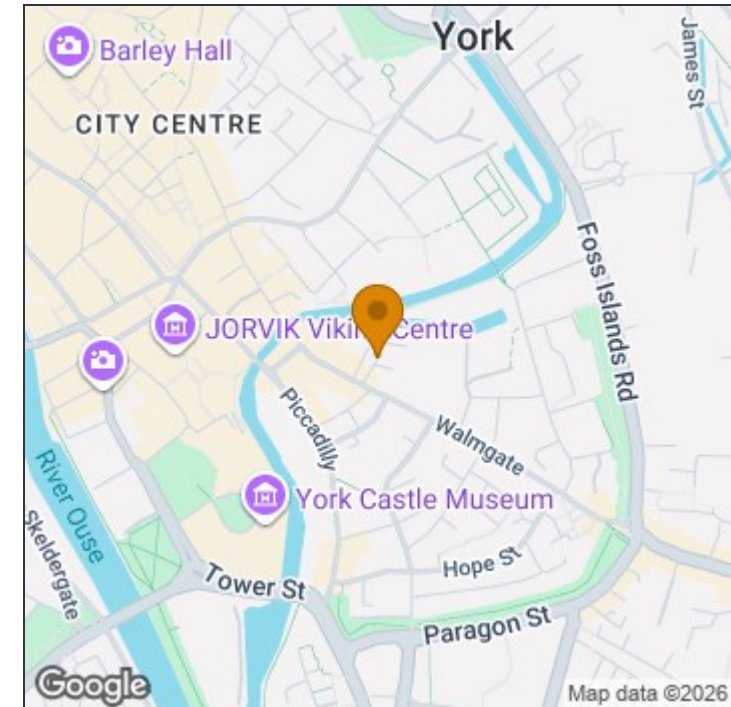


GROUND FLOOR

864 sq.ft. (80.3 sq.m.) approx.



TOTAL FLOOR AREA: 864 sq.ft. (80.3 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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