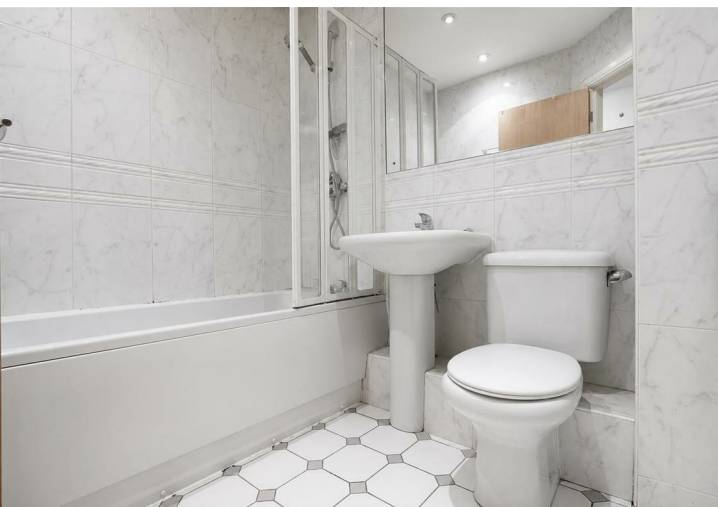




30 Trafalgar House, Piccadilly, York, YO1 9QP

£160,000



30 Trafalgar House, Piccadilly, York, Yorkshire, YO1 9QP

£160,000

NO ONWARD CHAIN! A ONE BEDROOM SECOND FLOOR APARTMENT WITH JULIET BALCONY AND A SECURE DESIGNATED CAR PARKING SPACE, located in this central and convenient location with York's bustling streets moments away. Set within the Piccadilly Plaza development and offering securely gated entry into both the site and property; this apartment offers quaint and peaceful living accommodation perfect for professionals or investors. Internally, the property benefits from a spacious entrance hall with separate storage cupboard, large living/dining room with doors to Juliet balcony, a good sized kitchen with fitted units and integral appliances, double bedroom and three piece bathroom.

To the outside is secure garage parking together with communal gardens and bike/ bin storage. An internal viewing is strongly recommended.

This property is for sale by Traditional Auction. Exchange takes place immediately with completion within 28 days. The buyer pays a 10% (of the purchase price) Non-Refundable Deposit on exchange. The buyer signs a Reservation Agreement and makes payment of a Non-Refundable Reservation Fee of 4.5% of the purchase price inc VAT, subject to a minimum of £6,600 inc. VAT. A Buyer Information Pack is provided, which you must view before bidding. The buyer is responsible for the Pack fee.

Services may be recommended by the Agent or Auctioneer in which they will receive payment from the service provider if the service is taken. Payment varies but will be no more than £500 inc. VAT. These services are optional

Description

Entrance Hallway

Bathroom

6'11" x 5'7"

Bedroom

11'6" x 8'6"

Living Room

14'9 x 9'10

Kitchen

9'10 x 6'11

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.

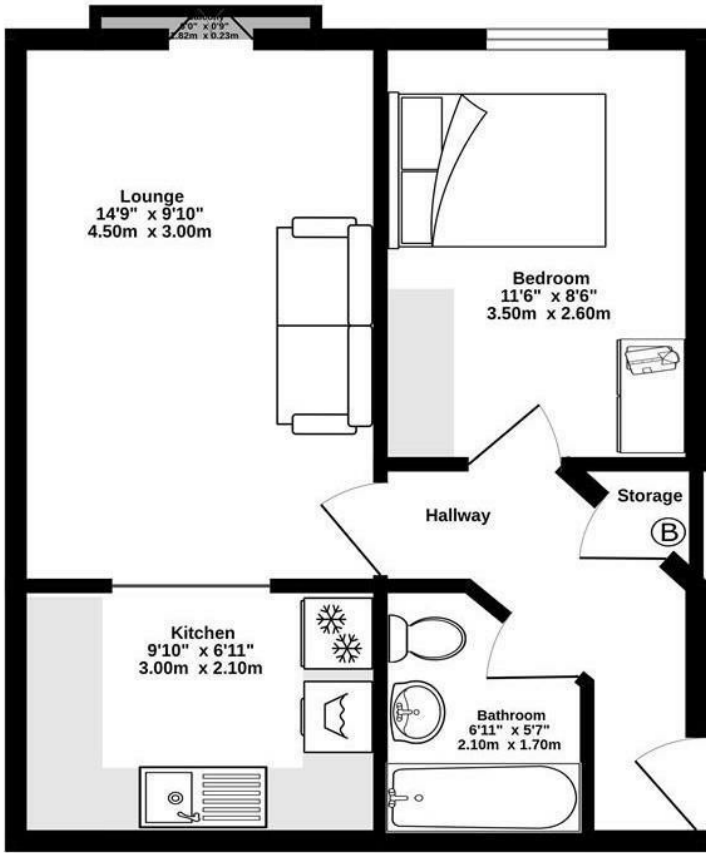
Features

- For Sale by Traditional Auction – T & Cs apply.
- Subject to a hidden Reserve Price
- Buyers' Fees apply.
- 10% deposit payable
- Buyer Information Pack available
- Council Tax Band: C
- EPC: B82



FLOOR PLAN

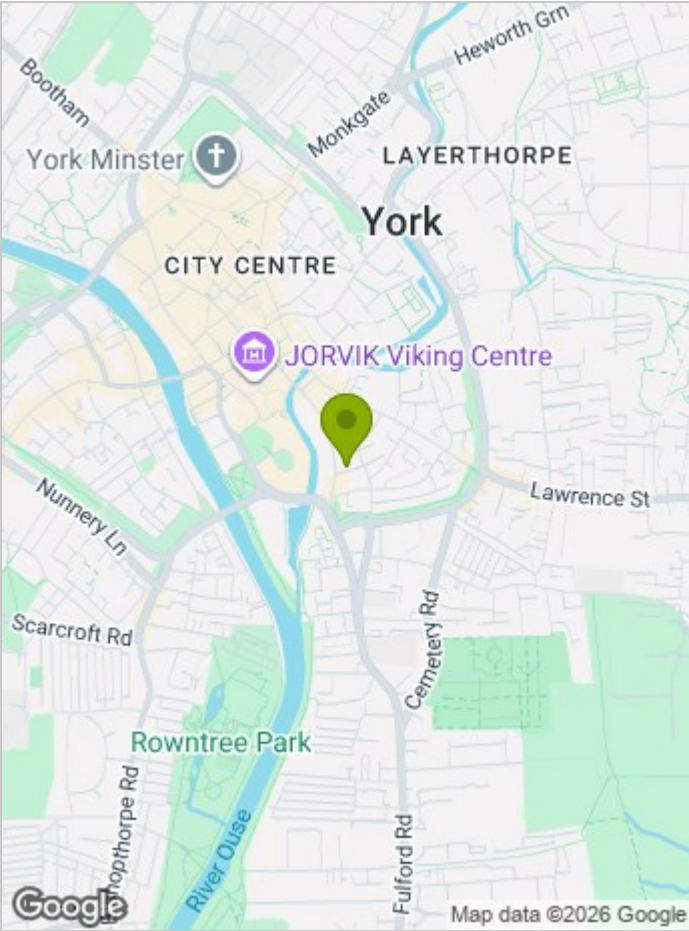
403 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA : 403 sq.ft. (37.5 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.
Made with Metropix 62025

LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	84
(69-80) C		
(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	

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.