

HUDSON
MOODY

12 Florence House Eboracum Way, York YO31 7SQ

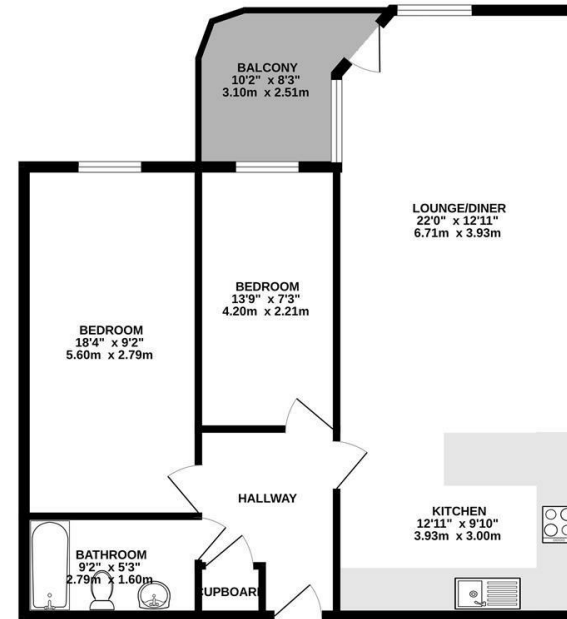
An immaculate two bedroom first floor apartment with a superb open plan living space that opens onto a balcony and allocated parking.

- **Modern Apartment**
- **Within Walking Distance to York City Centre**
- **Two Double Bedrooms**
- **Impressive Open Plan Living Space**
- **Balcony**
- **Modernised Throughout**
- **Allocated Parking**
- **Offered with No Onward Chain**

Chain Free £200,000
Tenure: Leasehold
Council Tax Band: D

Lease Length: 106 Years
 Service Charge: £3,524.88 per annum (paid monthly at £293.74)
 Ground Rent: £250 per annum (review period: every 20 years under RPI. next review date is 01/01/2036)

GROUND FLOOR
 793 sq.ft. (73.7 sq.m.) approx.



TOTAL FLOOR AREA: 793 sq.ft. (73.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the foregoing contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for information 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(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	



IMPORTANT NOTICE

1. These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. Please do so particularly if contemplating travelling some distance to view the property.
2. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise.
3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
4. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars.
5. No person in the employment of Hudson Moody has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

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