



HUDSON
MOODY

6 Ramsey House St. Johns Walk, York YO31 7SG

A well presented, TWO BEDROOM modern apartment with **ALLOCATED PARKING**. Situated in the Heworth area of York, a short distance to **YORK CITY CENTRE AND YORK ST JOHN UNIVERSITY**.

- **Modern Development In a Sought After Location**
- **Open Plan Living Dining Kitchen**
- **Two Bedrooms**
- **Kitchen with Integral Appliances**
- **Large Bathroom**
- **Allocated Parking**
- **Ideally Situated for Easy Access to York St Johns University, York City Centre and Major Supermarkets**
- **Attractive Communal Gardens**

Guide Price £235,000

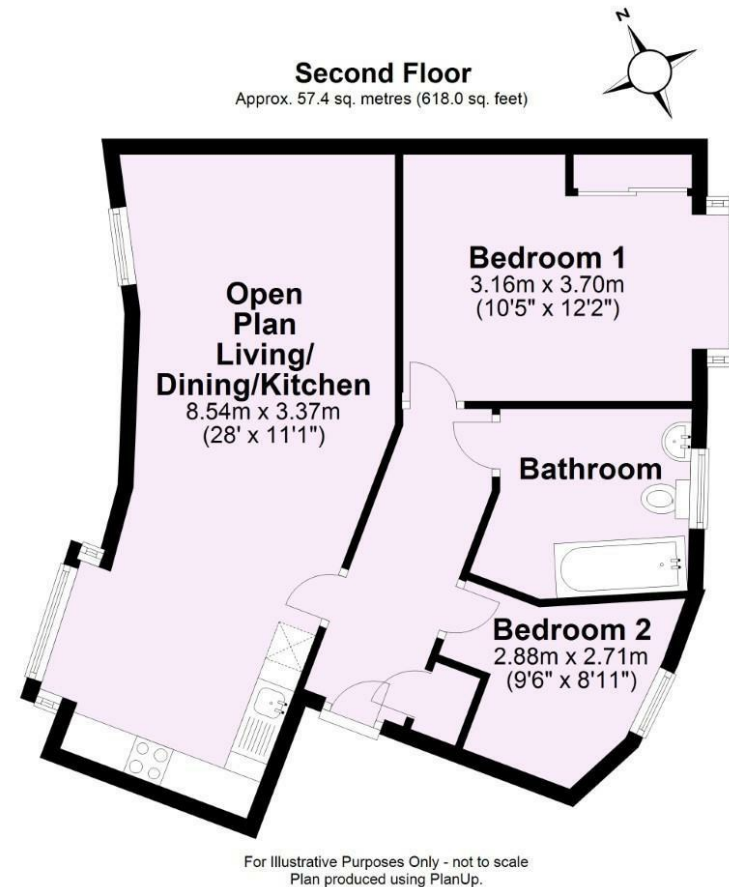
Tenure: Leasehold

Council Tax Band: C

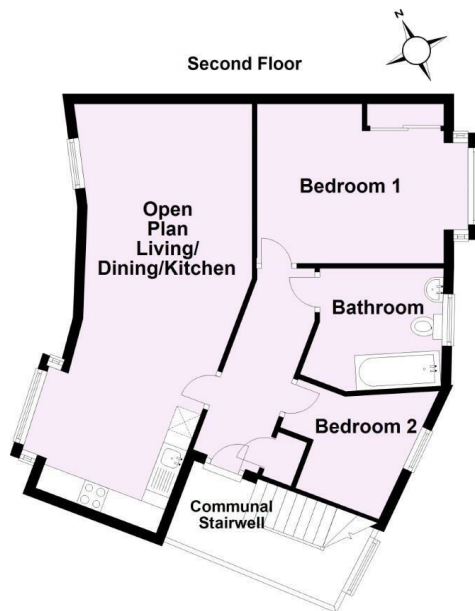
Years Remaining on Lease: 109

Service Charge: £778 (Reviewed Annually)

Ground Rent: £288 (Reviewed Every 5 Years)







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	



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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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