

HUDSON
MOODY

4 Fossbridge House Walmgate, York YO1 9SY

An elegant and spacious **SECOND FLOOR APARTMENT** situated in a **CHARMING GRADE II LISTED BUILDING** with panoramic views over the River Foss, to the Minster, the Merchant Adventurers' Hall and gardens in the **CENTRE OF YORK.**

- **Elegant Second Floor Apartment**
- **Grade II Listed Building**
- **Sun Room and Terrace**
- **Master Bedroom with En-Suite Shower Room**
- **Second Bedroom Served by House Bathroom**
- **Designated Secure Parking Space**
- **City Centre with Panoramic Views**
- **No Onward Chain**
- **Step Free Access Via Garage Entrance**
- **Level Apartment Throughout**

Guide Price £550,000

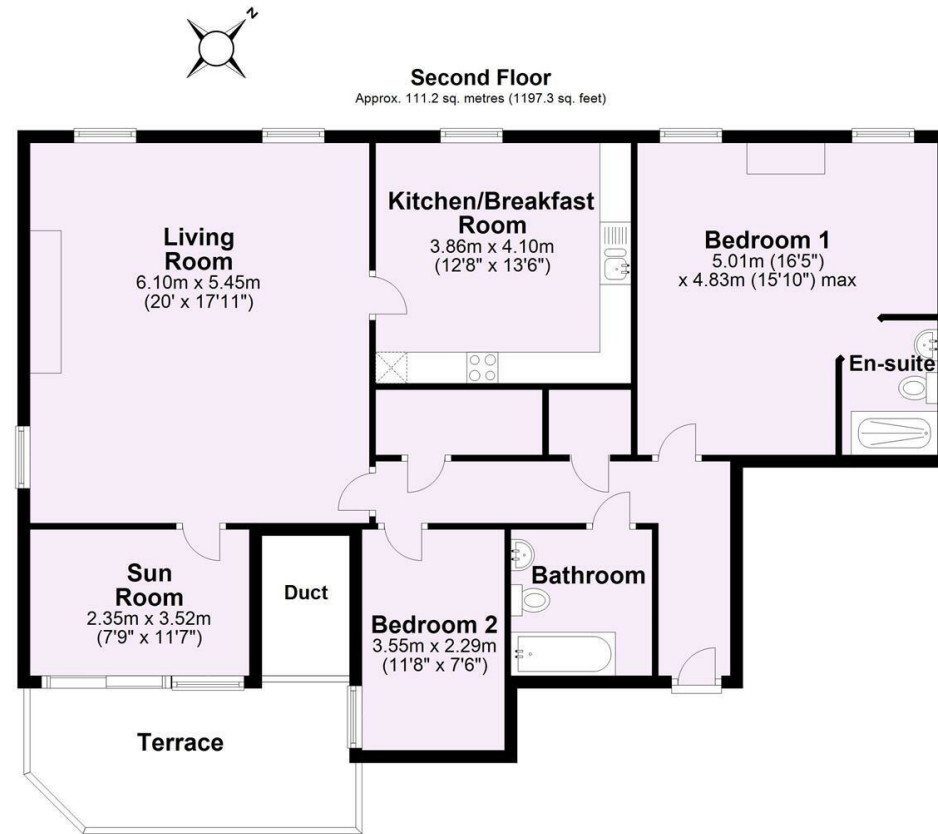
Tenure: Leasehold

Council Tax Band: F

Lease Length: 999 (Years Remaining: 984)

Ground Rent: £200 pa (Reviewed: every 25 years next review 2032)

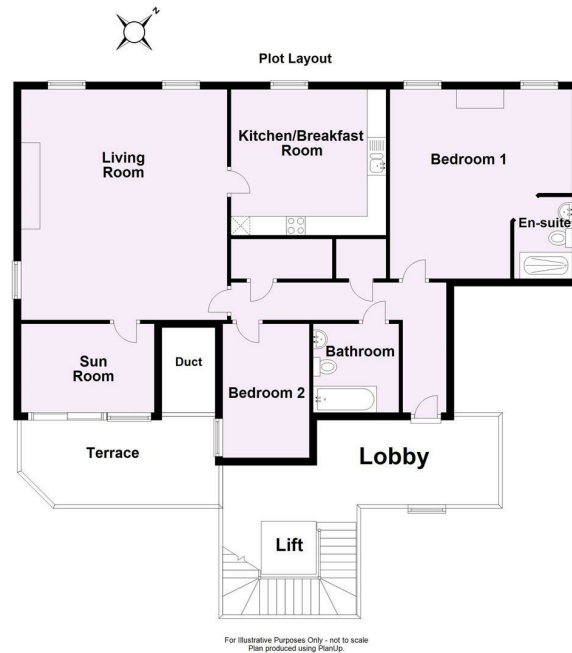
Service Charge: £1,043.93 per quarter (Reviewed: yearly)



For Illustrative Purposes Only - not to scale
Plan produced using PlanUp.







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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.
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