



HUDSON
MOODY

21 Monkgate Cloisters, York YO31 7HY

An Immaculate TWO BEDROOM, FIRST FLOOR apartment. Situated in the central location of Monkgate Cloisters just outside the city walls, a short walk to restaurants and shops.

- Finished to a High Standard Throughout
- Open Plan Living Dining Kitchen
- Large Kitchen with Central Island
- Two Double Bedrooms
- Modern Bathroom with Bath and Separate Shower
- Secure Gated Parking
- Communal Entrance and Staircase to First Floor
- Successful Holiday Let
- Convenient Location a Short Walk to the City Centre
- No Onward Chain

Guide Price £300,000

Tenure: Leasehold - Share of Freehold

Council Tax Band:

Length of Lease: 999 (years remaining: 956)

Service Charge: £1300 (Review Period: Annual)

Ground Rent: N/A



First Floor

Approx. 57.0 sq. metres (614.0 sq. feet)



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







Plot Layout



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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	



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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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