



HUDSON
MOODY

13 Curlew House Elvington Terrace, York YO10 3DG

ATTENTION INVESTORS. A well appointed FIRST FLOOR APARTMENT situated in a purpose built block lying just off Lawrence Street and within easy reach of York city centre. The property is currently let at £1,000 per calendar month and is offered with tenants in situ.

- **Superb Investment Opportunity**
- **Modern First Floor Apartment**
- **Spacious Open Plan Living/Dining Area**
- **Kitchen Area With Integral Appliances**
- **Two Double Bedrooms**
- **Residents Parking**
- **Close to York City Centre**
- **Communal Gardens**
- **5.45% Gross Rental Yield**
- **Fully Furnished**

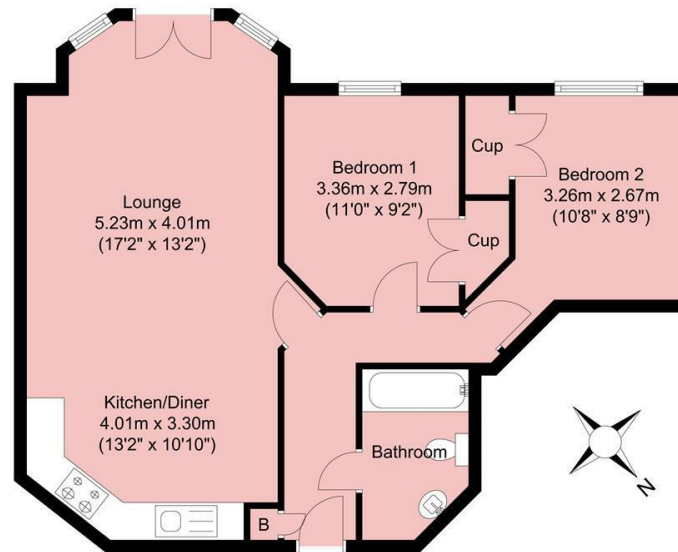
Guide Price £230,000

Tenure: Leasehold

Council Tax Band:

Lease Length: 105 years remaining
Service charge: £1707 pa
Ground rent: £233.71 pa (Reviewed every 15 years in line with RPI. Next review is 1/1/2033)

Approximate Floor Area 64.54 sq. m (694.70 sq. ft.)



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For Illustrative Purposes Only - not to scale







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	84	86
(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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