



PRIVATE GARDEN

HUDSON
MOODY

8 Cloisters Walk, York YO31 7HZ

A beautifully presented ONE BEDROOM, GROUND FLOOR APARTMENT situated in an enviable position in the complex enjoying views over the communal gardens. Currently a successful, highly regarded HOLIDAY LET benefitting from SECURE OFF STREET PARKING. Located In the Monkgate area of York, a short walk to the City Centre

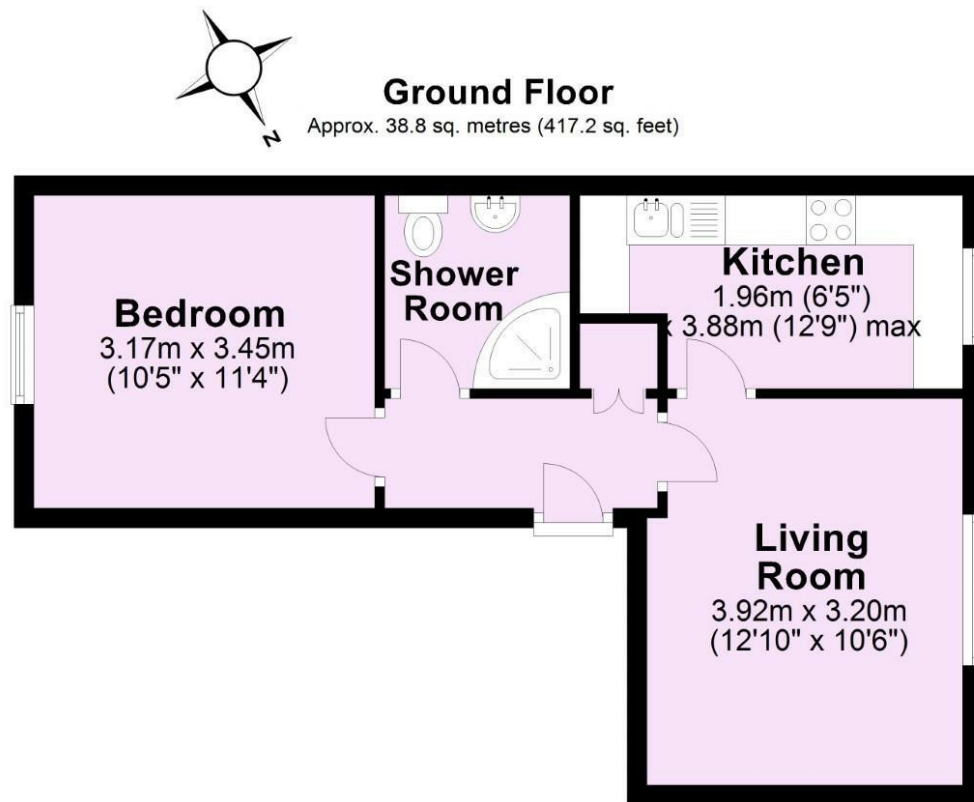
- **Spacious Living Room Overlooking Communal Gardens**
- **Modern Kitchen with Integral Appliances**
- **One Double Bedroom**
- **Fully Tiled Shower Room**
- **Beautifully Maintained Communal Gardens**
- **Secure Gated Parking**
- **Highly Regarded Holiday Let**
- **Recently Refurbished Communal Areas**
- **Excellent City Centre Location**
- **No Onward Chain**

Offers Over £240,000
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



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







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

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		75
(69-80) C		
(55-68) D	53	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



**HUDSON
MOODY**

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.

**58 Micklegate
York
YO1 6LF**

01904 650650

property@hudson-moody.com