



HUDSON  
MOODY

1 Trafalgar House Piccadilly, York YO1 9QP



A spacious TWO BEDROOM UPPER GROUND FLOOR APARTMENT, with SECURE PARKING situated in a sought after location within the heart of York.

- **A Well Presented Modern Apartment**
- **Two Double Bedrooms**
- **Living Room with Balcony**
- **Separate Fitted Kitchen**
- **Secure Undercroft Parking Space**
- **Communal Gardens**
- **No Onward Chain**
- **City Centre Location**
- **Lift access to all floors**

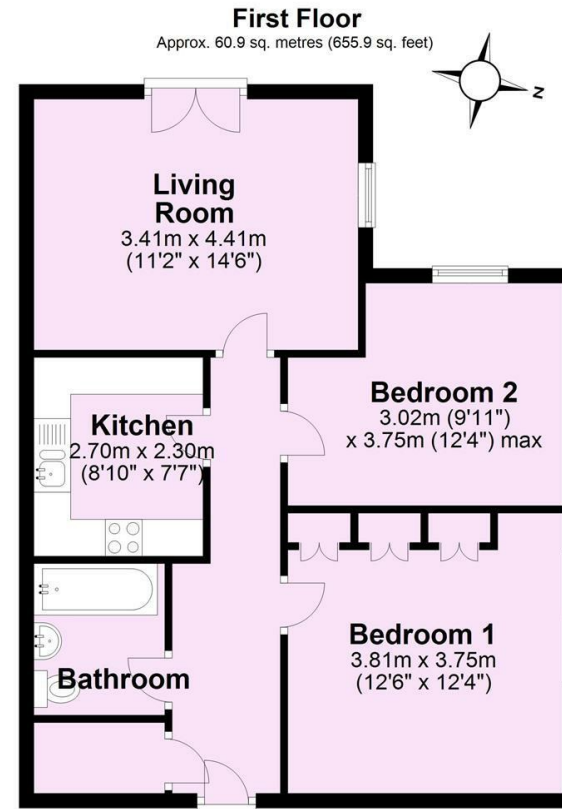
**Guide Price £250,000**

**Tenure: Leasehold**

**Council Tax Band: D**

Lease Length: 125 (Years Remaining: 102)  
Ground Rent: £100 (Reviewed: Has never increased)

Service Charge: £147pcm (Reviewed: TBC)

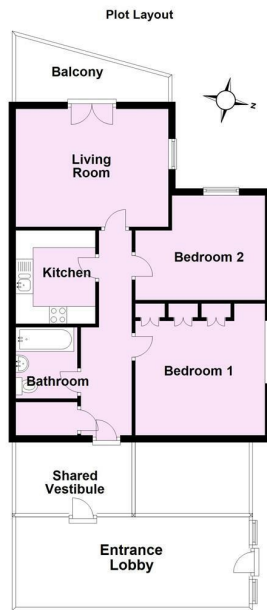


For Illustrative Purposes Only - not to scale  
Plan produced using PlanUp.









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Plan produced using Planific



Energy Efficiency Rating	
	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

Environmental Impact (CO <sub>2</sub> ) Rating	
	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
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(21-38) F	
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Not environmentally friendly - higher CO <sub>2</sub> emissions	
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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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