



HUDSON
MOODY

1 St Maurices House Heworth Green, York YO31 7TA

A refurbished and beautifully presented two bedroom apartment with easy access York City Centre and the main road networks.

- **Recently Refurbished Throughout**
- **Private Entrance**
- **Open Plan living dining Room**
- **Modern Kitchen with Integral Appliances**
- **Two Double Bedrooms**
- **Gas Central Heating**
- **Separate Garage and Parking**
- **No Onward Chain**
- **Excellent Location Close to Local Amenities and York City Centre**
- **Easy Access to Vanguard Shopping Park and A64**

Offers Over £225,000

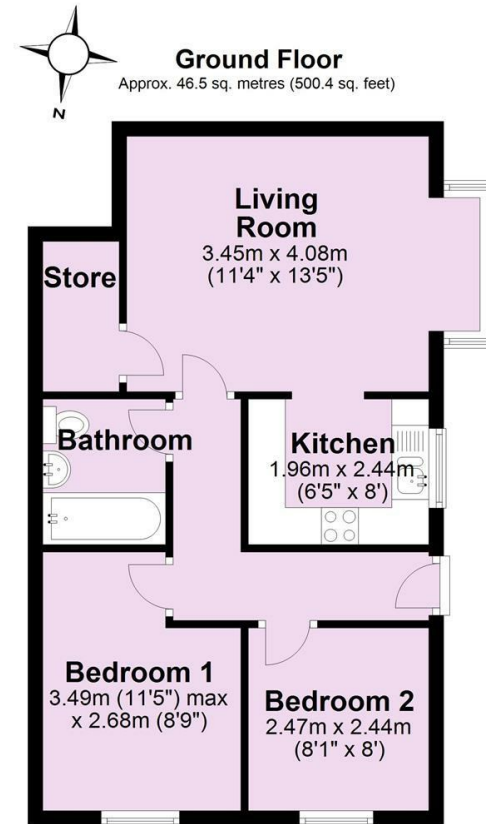
Tenure: Leasehold

Council Tax Band: C

Lease Length: 999 (Years Remaining: 961)

Service Charge: £850 PA (reviewed annually)

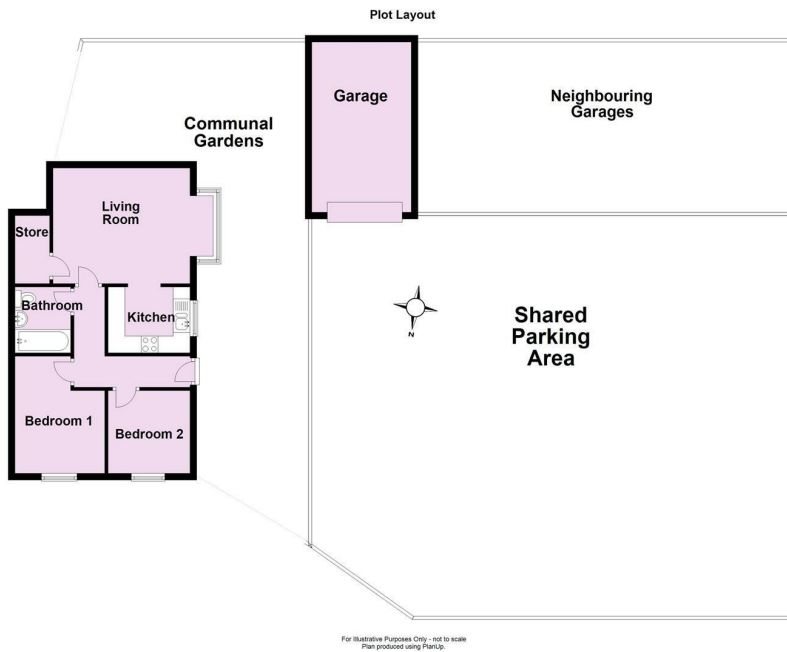
No Ground Rent



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		
(69-80) C	69	72
(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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