

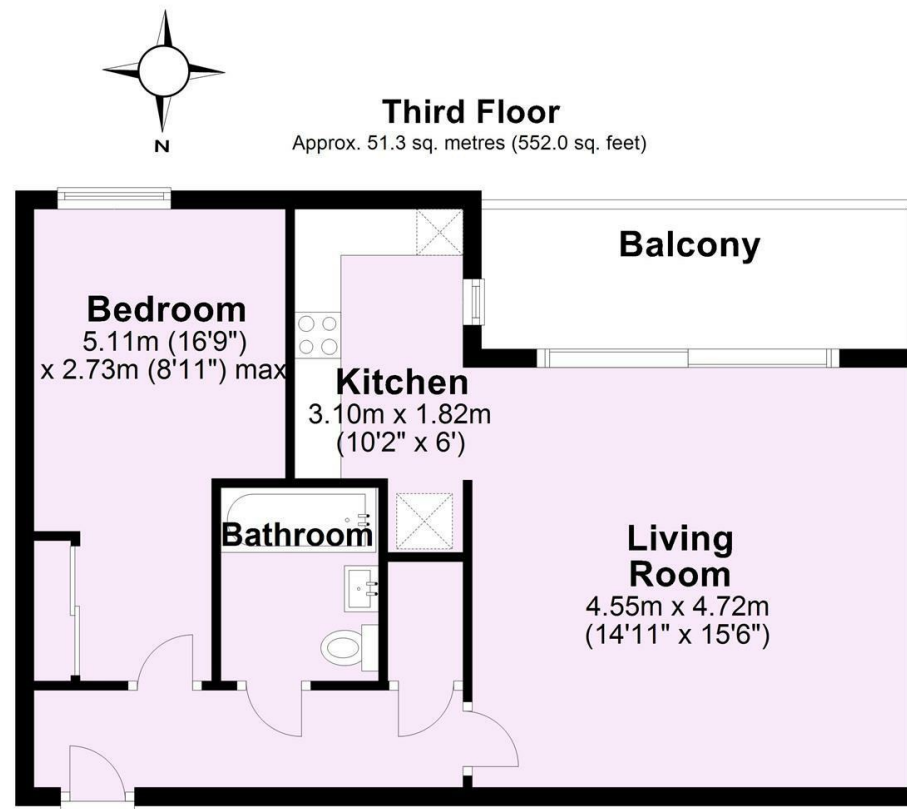


HUDSON
MOODY

39 Carousel House Joseph Terry Grove, York YO23
1FJ

NO ONWARD CHAIN- An immaculate MODERN ONE BEDROOM APARTMENT situated in a prestigious development close to York Racecourse and within easy reach of both the city centre and A64 serving the motorway network.

- **Open Plan Living/Dining/Kitchen**
- **Fitted Kitchen With Integrated Appliances**
- **Double Bedroom With Fitted Wardrobes**
- **Underfloor Heating Throughout**
- **South Facing Decked Balcony**
- **Designated Parking Space**
- **Close to City Centre & Local Amenities**
- **York Knavesmire & Riverside Walks Nearby**
- **Views of Terry's Clock Tower**
- **No Onward Chain**



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

Guide Price £250,000

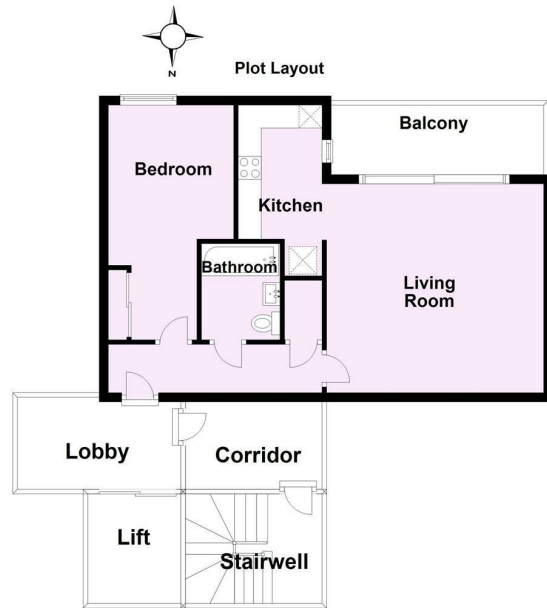
Tenure: Leasehold

Council Tax Band: C

Lease Length: 999 (Years Remaining: 995)
Service charge for 2023-2024: £1,119.06
Ground Rent: £229.00 pa. Reviewed first in 2030, then every 15 years after in line with RPI

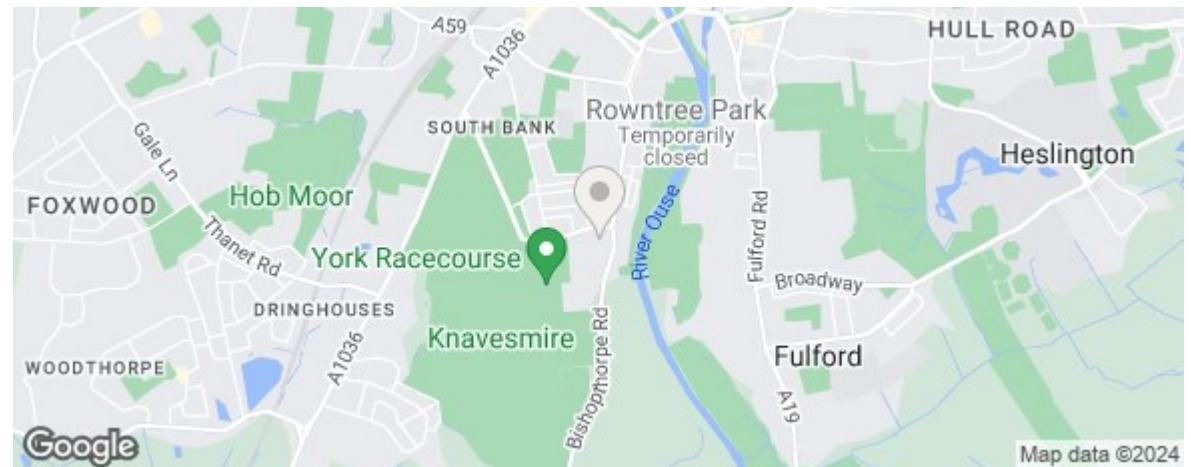






For Illustrative Purposes Only - not to scale
Plan produced using PlanUp.

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



**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