



HUDSON  
MOODY

12, Langley House Dodsworth Avenue, York YO31  
7TR

Situated just off Heworth Green and within easy reach of York's city centre is this well presented **FIRST FLOOR APARTMENT FOR OVER 55'S** being part of a modern development.

- **First Floor Apartment**
- **Living Room**
- **Kitchen**
- **Double Bedroom**
- **Modern Shower Room**
- **Residents Lounge**
- **Communal Laundry Facilities**
- **Off Street Residents Parking**
- **Close to York City Centre**

**Offers Invited £80,000**

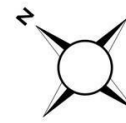
**Tenure: Leasehold**

**Council Tax Band: A**

Lease Length- 62 years

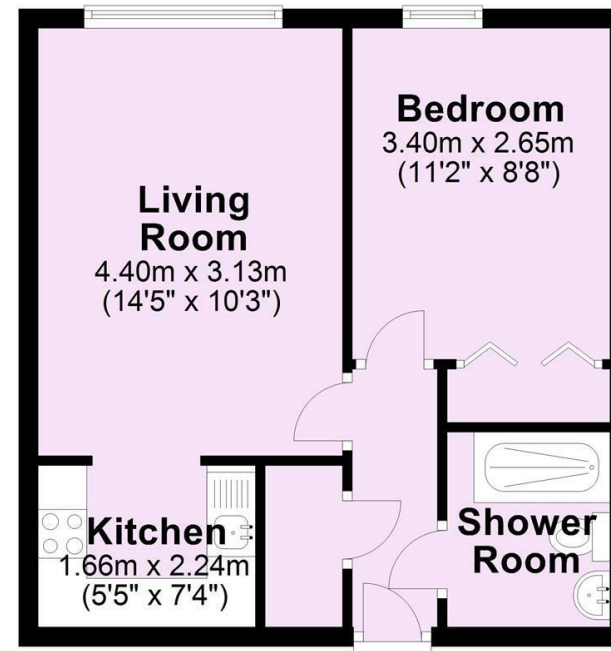
Annual Service Charge- £1,596.00

Annual Ground Rent- £377.88- Under review



### Ground Floor

Approx. 36.2 sq. metres (389.9 sq. feet)



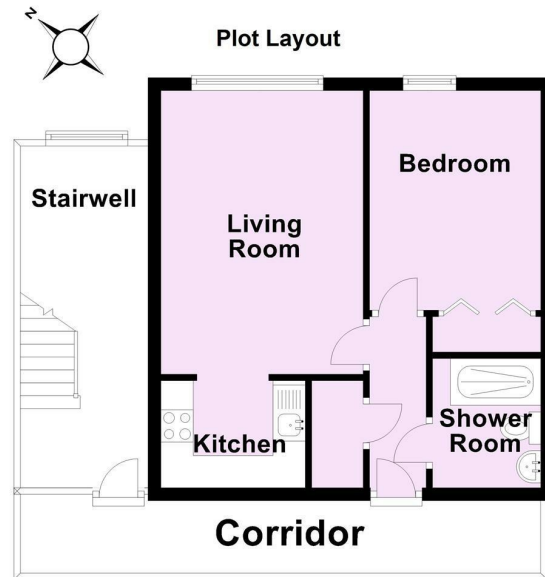
For Illustrative Purposes Only - not to scale  
Plan produced using PlanUp.











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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	81	82
(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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