



8 Heron House Brinkworth Terrace, York, YO10 3DE
£165,000

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NO ONWARD CHAIN - Smart first floor apartment (lift available) within walking distance of city centre and York University. Currently achieving a rental income of £760 pcm, soon to run periodically. A handy walk into town makes this a popular choice.

EPC Rating B.

Council Tax Band B.

Entrance

Communal entrance door. Lift and stairs to number 8.

Hallway

Electric heater. Intercom. Storage cupboard housing water tank.

Lounge / Kitchen

9'10" x 6'6" x 36'1" (28'2 x 11')

Kitchen: Fitted with wall and base units complemented with coordinating worktops. Inset sink and drainer unit. Built-in oven, washing machine, fridge freezer and dishwasher. Hob with extractor hood over. Electric heater.

Lounge: Two windows. Patio doors. Electric heater.

Bedroom

32'9" x 22'11" x 29'6" x 19'8" (10'7 x 9'6")

Built-in wardrobe. Electric heater. Window.

Bathroom

22'11" x 19'8" x 16'4" x 16'4" (7'6 x 5'5")

Comprising bath with shower over, wash hand basin and toilet. Radiator.

Additional Information

* Council Tax Band

* EPC Rating

* Currently let unfurnished achieving £760 pcm

* EICR valid until 31/03/2026

Leasehold Information

* We are advised that the property is leasehold.

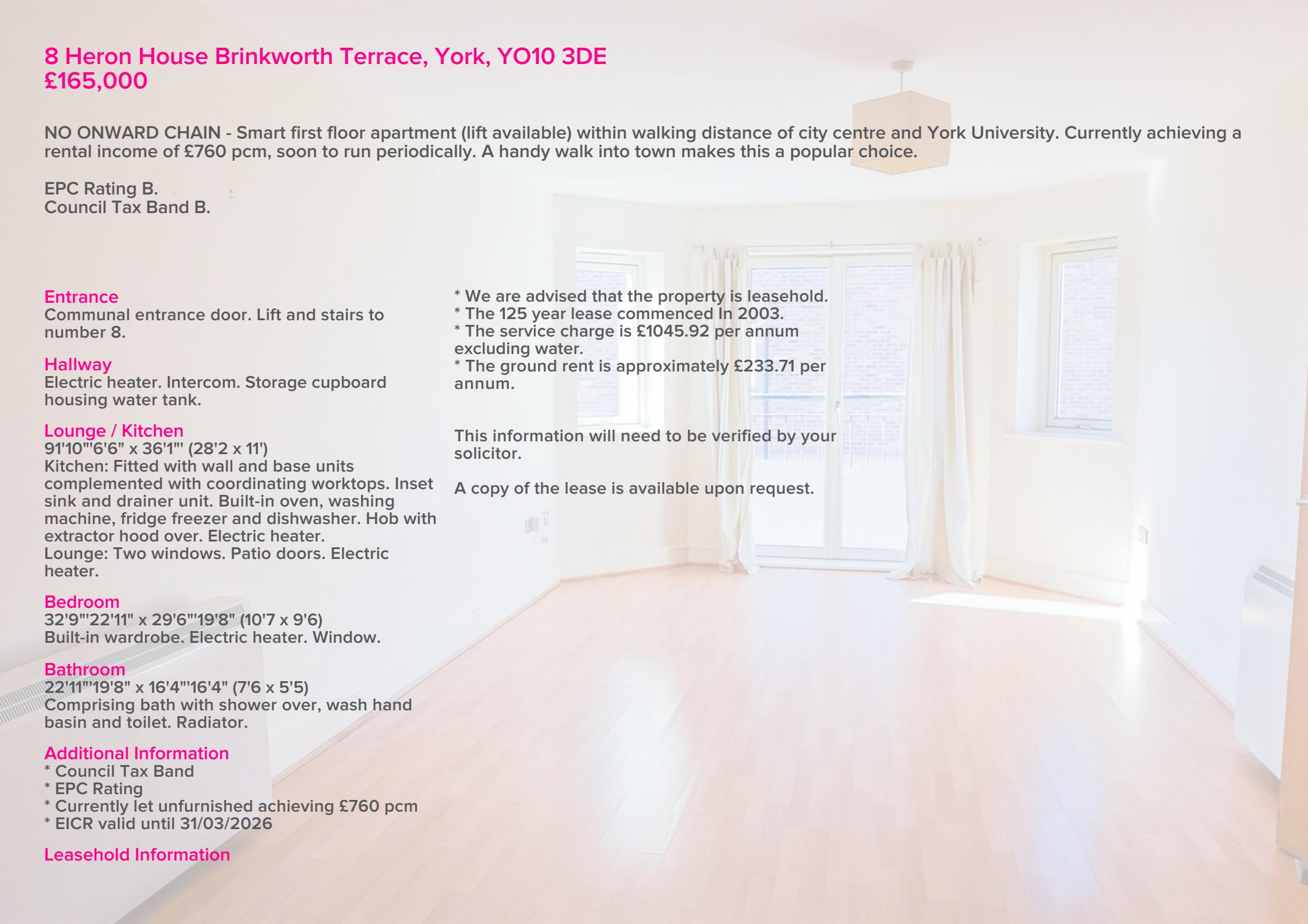
* The 125 year lease commenced in 2003.

* The service charge is £1045.92 per annum excluding water.

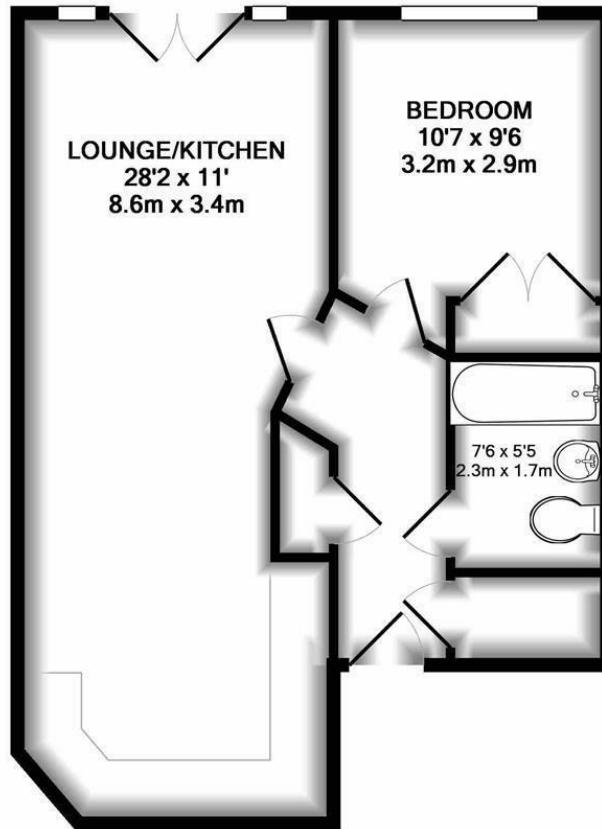
* The ground rent is approximately £233.71 per annum.

This information will need to be verified by your solicitor.

A copy of the lease is available upon request.







TOTAL APPROX. FLOOR AREA 523 SQ.FT. (48.6 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	83	88
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales EU Directive 2002/91/EC		