





Piccadilly  
City Centre, York  
YO1 9QP

£230,000



A second floor two bedroom apartment, with allocated, secure parking, in this popular city central development, offered with no onward chain.

Located in the popular Piccadilly Plaza development, positioned within the the city walls on Piccadilly, this apartment is just a short walk to Parliament Street and York Minster. The property benefits from a range of local amenities including restaurants, bakeries, coffee shops and bars within close proximity, as well as York Train Station.

The accommodation in brief comprises a central hallway which leads to the open plan lounge dining kitchen. The kitchen offers shaker units, wood effect worktops and blue tiled splash back, all of which are complemented by a range of integrated appliances. The two double bedrooms and family bathroom complete the accommodation. As the property is situated on the top floor, there is the added benefit of extra storage space in the loft, which is partially boarded and easily accessed by a drop down ladder.

Externally, the gated development offers communal seating areas as well as bin and bike stores. The property includes an allocated underground secure parking space.

Leasehold  
Length of lease- 125 years from 1 January 1999  
Ground rent £100 per annum  
Ground rent review period N/A  
Service charge £2170 per annum

There is a £75 Registration fee for letting the property with the freeholder

Council Tax Band- D







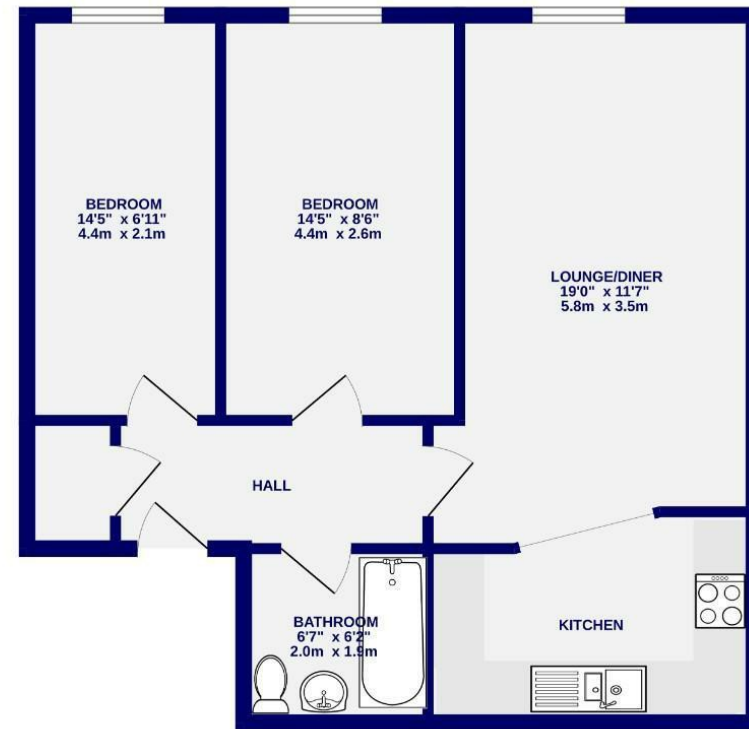


# Piccadilly City Centre, York YO1 9QP

Leasehold  
Council Tax Band - D

- Second Floor Apartment
- Two Double Bedrooms
- Private Secure Parking Space
- Sought After Central Development
- Open Plan Lounge Dining Kitchen
- Ideal First Time Buy Or Investment
- EPC C

2ND FLOOR  
605 sq.ft. (56.2 sq.m.) approx.



TOTAL FLOOR AREA - 605 sq.ft. (56.2 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. It is included in the plan the garage/porch will form part of the overall floor area 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.  
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