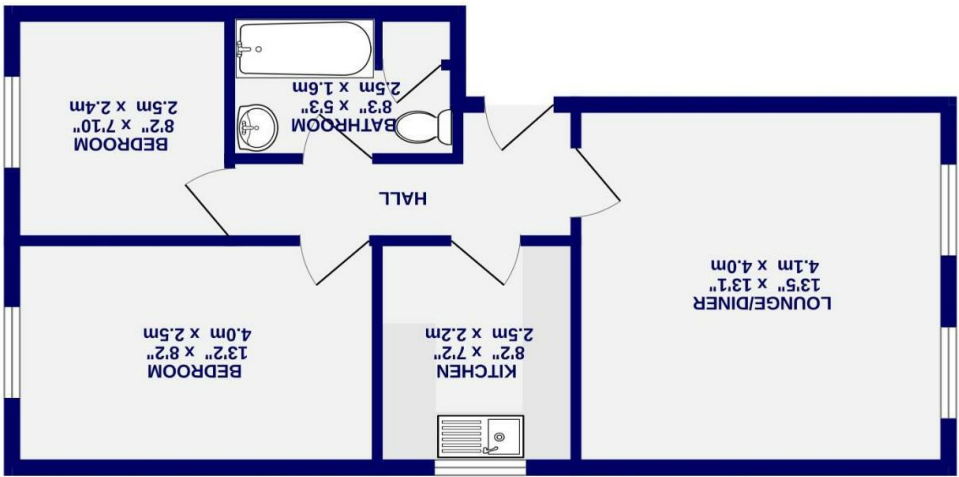


# Barbican Road Near Walmgate, York YO10 5AA

Leasehold  
Council Tax Band - B

- First Floor Apartment
- Two Bedrooms
- Spacious Reception Room
- Overlooking York's Historical City Walls
- Allocated Parking
- Walking Distance To CC & Train Station
- No Onward Chain
- EPC - C



1ST FLOOR  
496 sq.ft. (46.1 sq.m.) approx.

TOTAL FLOOR AREA - 496 sq. ft. (46.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the layout, measurements of rooms and any other areas are approximate. It is included in the plan the apartment will form part of the overall floor area and no responsibility is taken for any omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The plan is to be taken with the property and no guarantee as to their operability.  
and appliances shown have not been tested and no guarantee as to their operability.  
taken with the property, 2020.

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. 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. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. 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. No person in the employment of Ashtons 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.





Barbican Road  
Near Walmgate, York  
YO10 5AA

£200,000

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Located to the east of York city centre, and within close proximity of the University of York, as well as being within walking distance of the city walls, is this two bedroom first floor apartment. Offered with no onward chain and well presented throughout, this property is sure to be popular among a range of discerning buyers.

Entering through a secure entrance where post boxes are located, the property comprises an entrance hallway, a generous reception room located to the front of the property overlooking York's historical city calls, a fitted kitchen as well as two double bedrooms and a house bathroom.

Externally the property offers allocated parking, as well as bin and bike stores. Offered with no onward chain and sure to be popular, viewing is highly recommended.

Leasehold  
Length of lease- 999 years from 1996  
Ground rent £25 per annum  
Ground rent review period N/A  
Service charge £800 per annum

Council Tax Band - B

