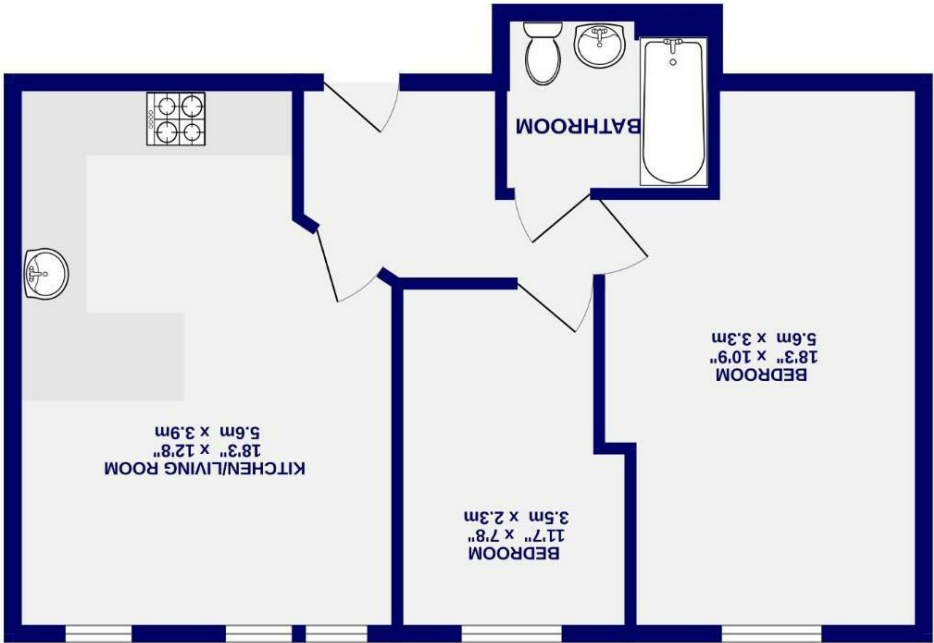




Olympian Court, Lawrence Street, YO10 3UD

Leasehold
Council Tax Band - C

- Ground Floor Apartment
- Allocated Parking
- Two Double Bedrooms
- Open Plan Living
- Communal Gardens
- Popular Development
- No Onward Chain
- EPC B



GROUND FLOOR
562 sq.ft. (52.2 sq.m.) approx.

TOTAL FLOOR AREA: 562 sq.ft. (52.2 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the layout, measurements of rooms and other areas are approximate. It is advised that the purchaser visit the property to check 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 is given as to their operability. Made with Metropack.co.uk

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. Please note that some images may have been edited with the use of AI. We are legally required to carry out AML checks for all purchasers, sellers and giftors, which become mandatory once an offer has been accepted. There is a non-refundable fee of £30 + VAT per purchaser and per giftor for these checks.

Olympian Court
Lawrence Street, York
YO10 3UD

£195,000

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Located within the popular Olympian Court development, just off Lawrence Street, is this well-presented two-bedroom ground floor apartment, offered for sale with no onward chain. Ideally positioned for easy access to York city centre, the University of York and a range of local amenities, the property is expected to appeal to both owner occupiers and investors alike.

Internally, the accommodation comprises a secure communal entrance with intercom access, leading into a welcoming entrance hall with useful storage and access to all principal rooms. The heart of the home is the bright open-plan living and kitchen area, featuring multiple windows that allow for an abundance of natural light. The kitchen is fitted with a range of wall and base units with complementary work surfaces, integrated oven and hob, space for additional appliances, and a breakfast bar providing an informal dining area.

There are two well-proportioned double bedrooms, with the principal bedroom offering particularly generous accommodation. The bathroom is fitted with a modern three-piece suite comprising a bath with shower over, wash hand basin and WC.

Externally, residents benefit from well-maintained communal gardens and an allocated parking space.

A fantastic opportunity to acquire a spacious and conveniently located apartment within a sought-after development, offered with the added advantage of no onward chain.

Leasehold
Length of lease- 102 years remaining
Ground rent - £100 per annum
Service Charge- £2,212.28 per annum

Council Tax Band- C

