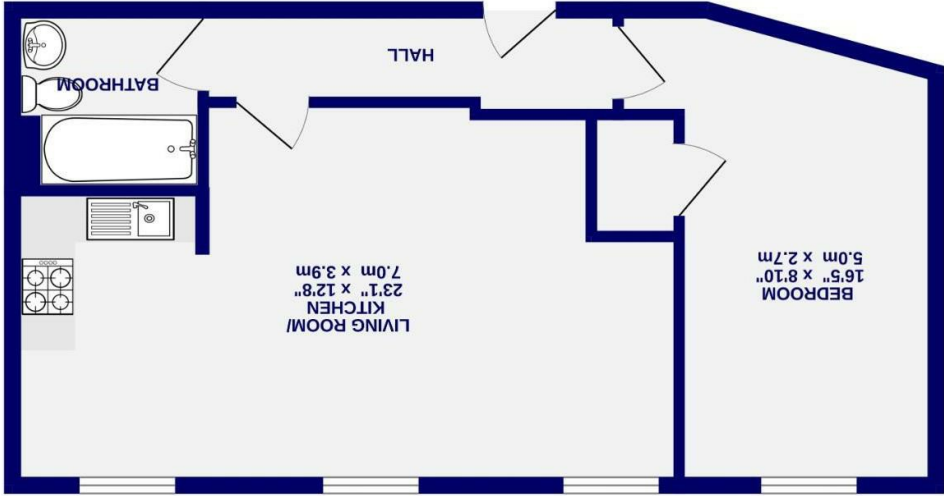




Lawrence Street , York YO10 3WF

Leasehold
Council Tax Band - B

- First Floor Apartment
- One Double Bedroom
- Upgraded Shower Room
- Popular Gated Development
- Close To York City Centre
- Allocated Parking
- No Onward Chain
- EPC C



GROUND FLOOR
510 sq.ft. (47.4 sq.m.) approx.

While every effort has been made to ensure the accuracy of the layout, measurements of rooms and any other areas are approximate. It is recommended that you obtain a professional valuation of the property before purchase. The plan is for illustrative purposes only and should be used as a guide only. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the and appliances shown have not been tested and no guarantee as to their operability. Make with Mervyns 02025

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.

Lawrence Street
, York
YO10 3WF

£220,000



Located in the popular gated development of The Tannery, just off Lawrence Street, is this beautifully presented first-floor apartment. Within walking distance of York's historic city walls, the city's varied amenities, and York train station, this property could make a wonderful turn-key home, first property, or investment opportunity.

Accessed via a secure communal entrance, the apartment opens into a welcoming entrance hall, leading to a bright and airy reception room. The exposed brickwork brings real character to the room and with three arched windows allowing natural light to flood in, thus illuminating the versatile space. Off the reception area is the fitted kitchen, which offers a range of wall and base units, providing ample storage and worktop space. The kitchen is equipped with a variety of integrated appliances, including an oven, hob, extractor fan, and washer/dryer, with additional space for further white goods.

The double bedroom, located off the hall, benefits from an airing cupboard with hanging space. Completing the internal accommodation is the beautifully upgraded shower room, featuring a stylish tiled shower area, lower-level panelling, and a vanity mirror.

Conveniently, the property includes an allocated parking space as well as access to bin and bike stores.

Offered with no onward chain, this apartment is sure to appeal to a range of buyers. Early viewing is highly recommended.

Leasehold
Length of lease- 977 years remaining
Ground rent- £150 per annum
Ground rent review period- Fixed
Service charge- £2,100 per annum

Council Tax Band- B

