

Important notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

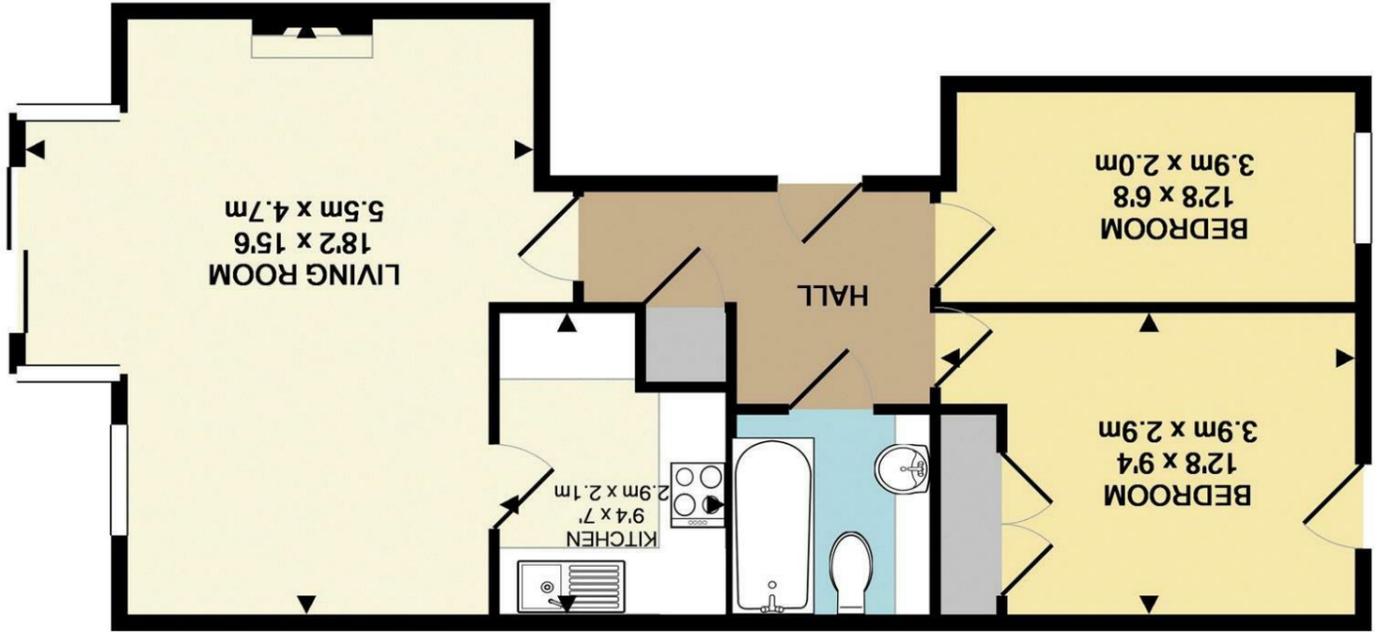
Energy Efficiency Rating	
England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
Current	80
Potential	83

Environmental Impact (CO ₂) Rating	
England & Wales	
EU Directive 2002/91/EC	
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	
Current	68
Potential	73

TOTAL APPROX. FLOOR AREA 603 SQ.FT. (56.0 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

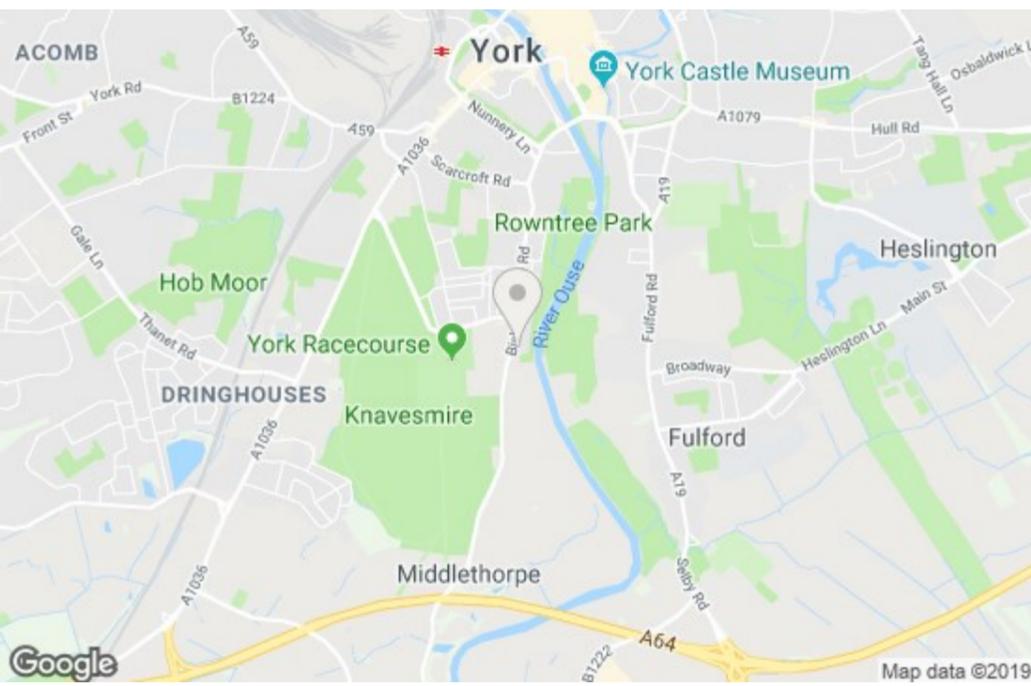
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Apartment 14, Terrys Mews, YORK
 £215,000



Ashtons



Description

Surely one of the finest examples of its type, this stunning ground floor apartment is nestled within a most sought after development to the South of York; just a short stroll from The Knavesmire and the wealth of local amenities the much celebrated "Bishy Road" has to offer. Terrys Mews is also well placed for those requiring easy access to the city centre, train station and commuter links to Leeds and beyond.

Immaculate throughout, the spacious accommodation is light and airy; a well proportioned hallway leads to a reception room to the rear with ample space for seating and dining areas with a lovely feature fireplace and French doors opening up to views over the mature communal gardens. There is a separate kitchen with fitted units and integrated appliances.

The property boasts two good sized bedrooms and modern house bathroom as well as the extra benefit of allocated, off street parking. A lovely home sure to appeal to a range of potential buyers, early viewing is essential.