



8 Marygate Lane
, York
YO30 7BJ

£125,000



We are delighted to bring to market this smart lower ground floor studio apartment, set within a highly regarded development less than half a mile from the historic City centre and just off the much loved, tree lined Bootham.

Recently refurbished to an excellent standard and offered with vacant possession, the property presents an ideal investment opportunity. The accommodation includes a modern kitchen, a well designed bed sitting room and a contemporary shower room, with the added benefit of a communal laundry room for residents.

Early viewing is strongly recommended.

Leasehold
Length of lease- 980 years remaining
Ground rent - £125 per annum
Service Charge- £496.95 per annum

Council Tax Band - A



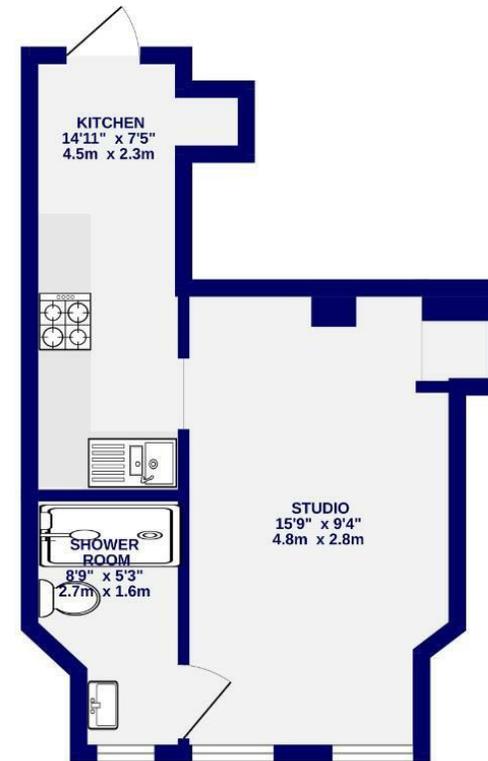


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Leasehold
Council Tax Band - A

- Lower Ground Floor
- Modern Kitchen
- Luxury Shower Room
- Bed Sitting Room
- Prime Location
- Ideal Investment
- EPC E

GROUND FLOOR
266 sq.ft. (24.7 sq.m.) approx.



TOTAL FLOOR AREA - 266 sq.ft. (24.7 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. If included in the plan the garage/shed 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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