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Whilst every attempt has been made to ensure the accuracy of the figures, measurements of rooms and other areas are approximate. It is advised that the purchaser will bear part of the overall floor area and responsibility to ensure the accuracy of the figures. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The purchaser should not rely on the plan and should ensure that the dimensions are correct. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The purchaser should not rely on the plan and should ensure that the dimensions are correct. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The purchaser should not rely on the plan and should ensure that the dimensions are correct.

• EPC - E

• Ideal For Investors

• Minster Views

• Within Reach Of Both Universities

• Additional Storage Within Unit

• Allocated Parking Space

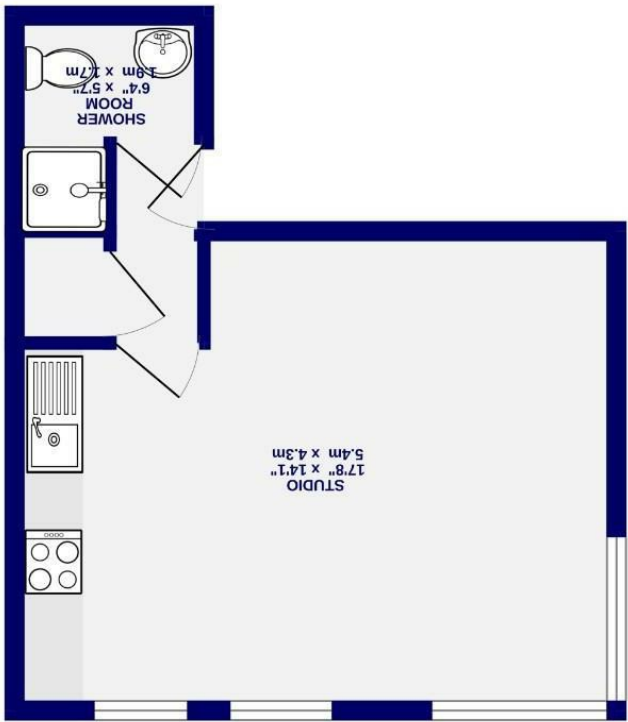
• Modern Fittings Throughout

• Offered With No Onward Chain

Council Tax Band - A

Leasehold

Foss Place Foss Islands Road, YO31 7AF



2ND FLOOR
285 sq.ft. (26.5 sq.m.) approx.



Foss Place
Foss Islands Road, York
YO31 7AF

£160,000



Located on sought-after Layerthorpe, just outside York's historic city walls, this well-presented studio apartment offers an exceptional opportunity for investors, first-time buyers, or those seeking a convenient central bolt-hole. With both York St John University and the University of York within easy reach, the property is perfectly positioned for strong rental demand as well as effortless city living.

Inside, the apartment features a spacious and versatile bedroom, living, and dining area, designed to maximise light and flexibility. The well-equipped kitchen provides ample storage and workspace, while a modern shower room adds to the property's contemporary appeal. Additional built-in storage ensures everyday practicality.

A rare advantage in such a central location, the property also benefits from an allocated parking space, and the added charm of views towards York Minster.

Offered with no onward chain and available for immediate viewings, this is a superb opportunity to secure a stylish studio in a prime, well-connected location.

Leasehold
Length of lease- 241 years remaining
Ground rent - £300 per annum
Ground rent review period- Fixed
Service Charge- £1,300 per annum

Council Tax Band- A

