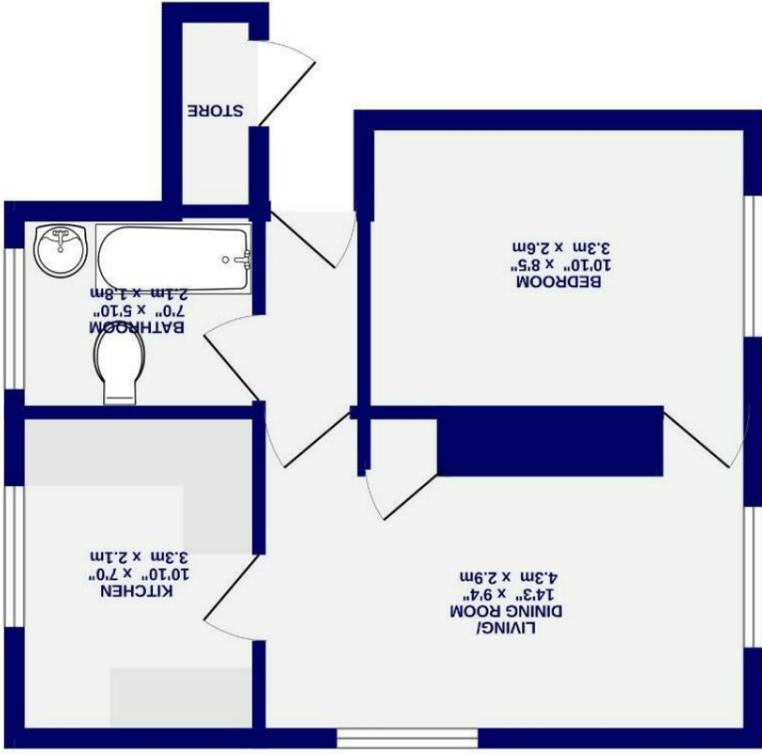


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, 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.

What every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and 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, fixtures and appliances shown have not been tested and guaranteed as to their operability. Made with Metronix 6202



- Ground Floor Flat
  - Within The City Walls
  - Double Glazed
  - One Bedroom
  - Gas Central Heating
  - Perfect First Time Buy
  - EPC C
- Leasehold  
Council Tax Band - A
- Rosemary Place  
, York  
YO1 9UJ



# Rosemary Place

, York

YO1 9UJ

£165,000



A well-presented two-bedroom apartment located on the outskirts of York city centre, enjoying fantastic views over the historic city walls. Ideally positioned with easy access into the city via a nearby footbridge, the property is also within walking distance of local amenities including Waitrose and Morrisons.

Accessed via a communal entrance with private storage cupboard and bike store, the apartment is situated on the first floor. The entrance hall offers additional storage and leads through to a spacious living and dining area, with large windows to the front and side elevations allowing plenty of natural light to fill the room.

The fitted kitchen features shaker style units, stylish work surfaces offering ample space. A large picture window provides a pleasant outlook towards the city walls.

There is one generously sized double bedroom. The modern bathroom comprises of a white three-piece suite comprising a bath with mixer shower over, pedestal wash basin and WC.

Externally, the property benefits from well-maintained communal gardens.

Leasehold  
Length of lease-88 years remaining  
Ground rent - £10 per annum  
Service Charge- £529.05 per annum

Council Tax Band- A

