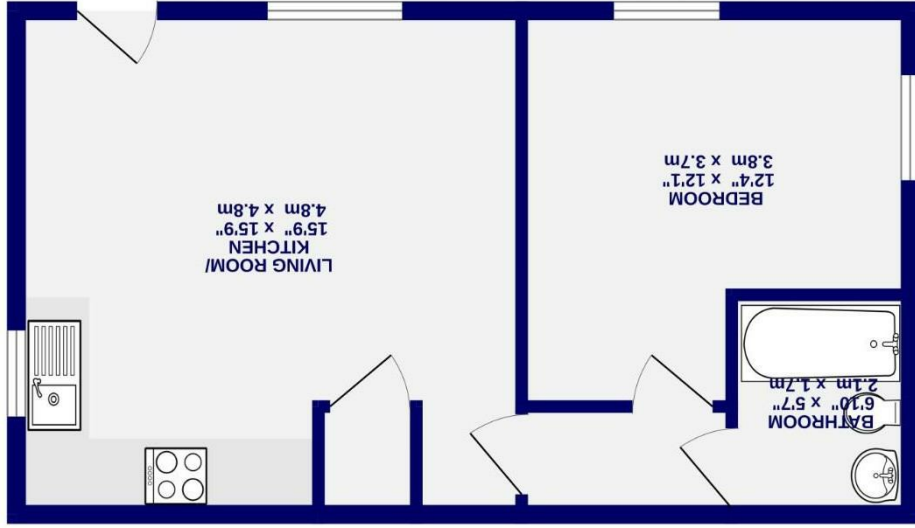


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services,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

St Maurice's Road Off Monkgate, YO31 7JS

Leasehold
Council Tax Band - C

- Ground Floor Apartment
- One Double Bedroom
- City Centre Location
- Well Maintained Throughout
- Holiday Lets Permitted
- Overlooking City Walls
- No Onward Chain
- EPC C



GROUND FLOOR
439 sq.ft. (40.8 sq.m.) approx.

Measurements have been made to ensure the accuracy of the layout, measurements of rooms and any other areas and are given as a guide only. They are not intended to be used as a basis for any contract or agreement. The services, systems and appliances shown have not been tested and no guarantee is given as to their operation. Measurements are given in feet and inches and in metres and centimetres. 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 is given as to their operation. Measurements are given in feet and inches and in metres and centimetres. 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 is given as to their operation.



St Maurice's Road
Off Monkgate,
YO31 7JS

£220,000



Overlooking York's historic city walls and within walking distance of the many amenities the city centre has to offer, including the train station, is this well-presented ground floor one-bedroom apartment. Previously operating as a successful holiday let and rental, the property is offered with no onward chain, making it an ideal opportunity for investors or first-time buyers alike.

Enjoying its own private entrance, the apartment opens into a bright open-plan kitchen, living and dining area with a lovely outlook towards the city walls. The kitchen is fitted with a range of wall and base units providing ample storage and workspace, along with integrated appliances. An internal hallway leads to a well-proportioned double bedroom, which benefits from dual-aspect windows, and a modern three-piece bathroom.

Please note that there is no parking on site, although various options are available nearby. The property can also be sold furnished - please contact the office for further details.

Offered with no onward chain. Early viewing is highly recommended.

Leasehold
Length of lease- 980 years remaining
Ground rent - £0
Ground rent review period- Fixed
Service Charge- £512 per annum

Council Tax Band- C

