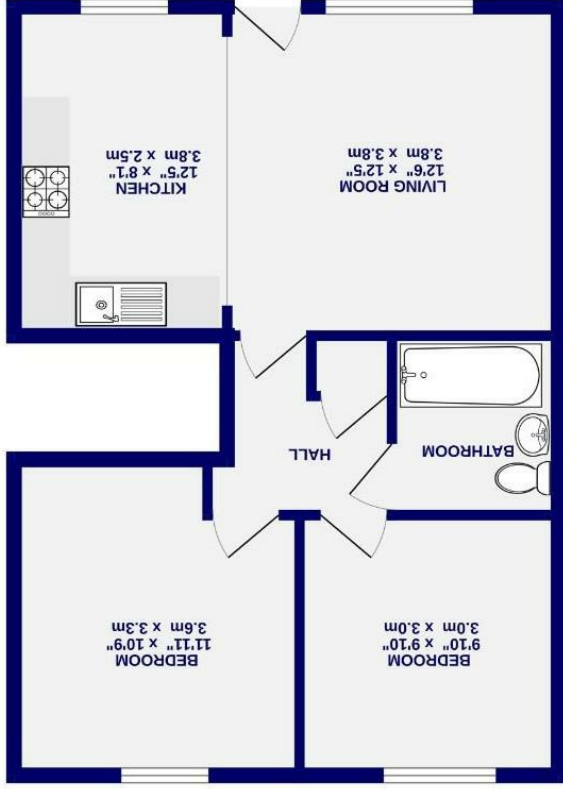


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, 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. Please note that some images may have been edited with the use of AI. We are legally required to carry out AML checks for all purchasers, sellers and giftors, which become mandatory once an offer has been accepted. There is a non-refundable fee of £30 + VAT per purchaser and per giftor for these checks.

GROUND FLOOR AREA: 560 sq.ft. (52.1 sq.m.) approx.
 TOTAL FLOOR AREA: 560 sq.ft. (52.1 sq.m.) approx.
 Measurements 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. Please note that some images may have been edited with the use of AI. We are legally required to carry out AML checks for all purchasers, sellers and giftors, which become mandatory once an offer has been accepted. There is a non-refundable fee of £30 + VAT per purchaser and per giftor for these checks.



- Wonderful Modern Apartment
- Two Bedrooms
- Sought After Development
- Ground Floor Accommodation
- Off Street Parking
- Well Presented Throughout
- No Onward Chain
- EPC B

Leasehold
 Council Tax Band - C

Miller Road
 Water Lane, York
 YO30 6QH



Miller Road
Water Lane, York
YO30 6QH

£199,500



This wonderful two bedroom home is set to the north of York, well placed for access to the city centre and good commuter links. Occupying a great position on this select, sought after development, this spacious, ground floor property is sure to appeal to a range of potential buyers and is offered with no onward chain.

Immaculately presented throughout and ready to move in and enjoy, the accommodation is light and spacious throughout. The large reception area offers ample space for living and dining and is open plan to a great kitchen fitted with a range of units and integrated appliances.

To the rear of the property, both bedrooms are of good proportions and are served by a modern bathroom with a bath and shower above. The property also benefits from off street parking and a shed for storage.

In summary, a wonderful apartment set within a sought after development. Sure to be popular among first time buyers and investors, viewing is highly recommended.

Leasehold
Length of lease 125 years commenced 1/1/2017
Ground rent £150 p.a.
Ground rent review period - Increase in accordance with RPI
Amenity service charge £131.20 p.a.
Service Charge £828.90 p.a

Council Tax Band C

