



HUDSON
MOODY

132 Princess Drive, York YO26 5SY

A spacious and well presented second floor apartment. Situated in a popular residential area off Boroughbridge Road. Lying to the North West of York city centre, a short distance of the ring road

- **A Favourable Position within a modern Development**
- **Well Appointed Living and Dining Room**
- **Contemporary Kitchen Overlooking the Adjacent Fields**
- **Master Bedroom with Integral Wardrobes**
- **Second Bedroom with Storage**
- **House Bathroom**
- **Upgraded Wifi Enabled Heating System**
- **Communal Entrance**
- **Bike Store and an Off Street Parking Space**
- **Popular and Sought After Area Close to Amenities and Within Easy Reach of the City Centre and Ring Road**

Guide Price £165,000

Tenure: Leasehold

Council Tax Band: C

Years remaining on the lease: 134

Service charge: £2250.37 PA

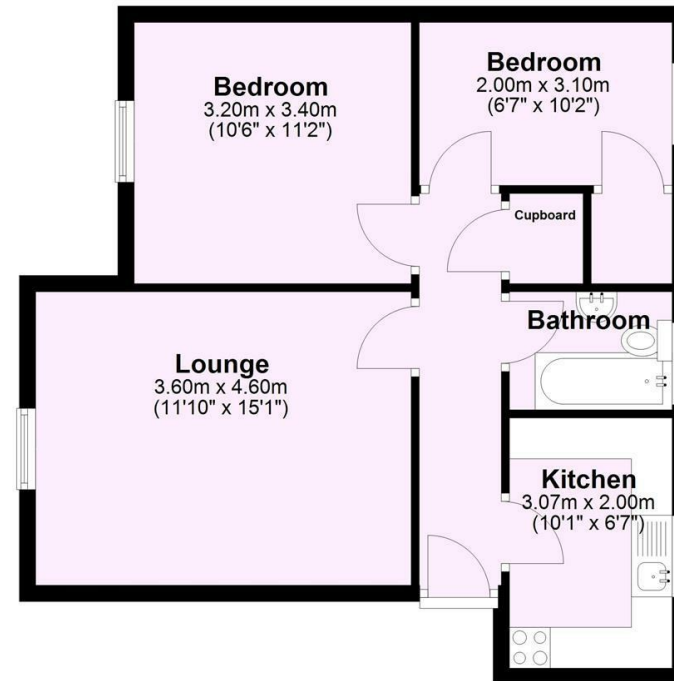
Ground Rent: £140 PA

Ground Rent Review Period: 25 Years



Second Floor

Approx. 51.9 sq. metres (558.3 sq. feet)

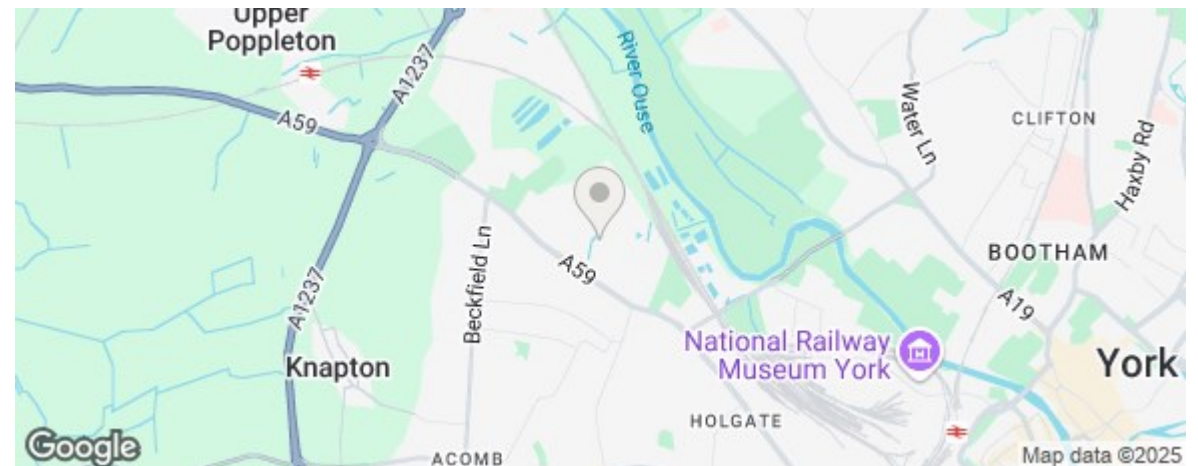


Total area: approx. 51.9 sq. metres (558.3 sq. feet)





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



IMPORTANT NOTICE

1. 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. Please do so particularly if contemplating travelling some distance to view the property.
2. 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.
3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
4. 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.
5. No person in the employment of Hudson Moody 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.

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