



# HUDSON MOODY

**Apartment 21, St Johns Mews Penleys Grove Street,  
York YO31 7AH**

Situated in the highly sought after St Johns Mews development on Penleys Grove Street, this beautifully presented one bedroom first floor apartment offers stylish, modern living just a short distance from York city centre.

- **Immaculate first floor apartment**
- **One double bedroom**
- **Bright open-plan living space**
- **Juliet balcony**
- **Modern kitchen with Breakfast Bar**
- **Modern Bathroom with Underfloor Heating**
- **Holiday Lets Permitted**
- **Excellent access to York city centre**
- **Sought After Location in the Groves**
- **Allocated off-street parking**

**Offers Over £240,000**

**Tenure: Leasehold**  
**Council Tax Band: B**

Lease Length- 994 years remaining  
Annual Ground Rent- £160.00  
Annual Service Charge- £1274.04

St John's Mews  
Approximate Gross Internal Area = 43.7 sq m / 470 sq ft

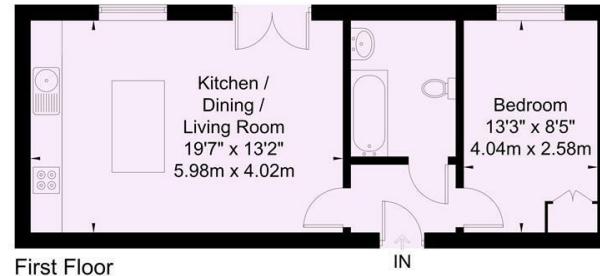


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY  
ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE  
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(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.