



HUDSON
MOODY

Flat 5 Trinity House, East Mount Road, York YO24
1BD

An well presented, second floor apartment, situated in a highly sought after location, moments away from the city centre.

- **Modern Second Floor Apartment forming part of a Unique Development**
- **Ideal Investment Opportunity**
- **Well Maintained Communal Entrance**
- **Open Plan Living Dining Kitchen**
- **Spacious Kitchen with Integral Appliances**
- **Generous Double Bedroom with En-Suite WC**
- **Mezzanine Storage Area**
- **Modern Shower Room**
- **Highly Sought After Location Close to Amenities**
- **No Onward Chain**

Guide Price £175,000

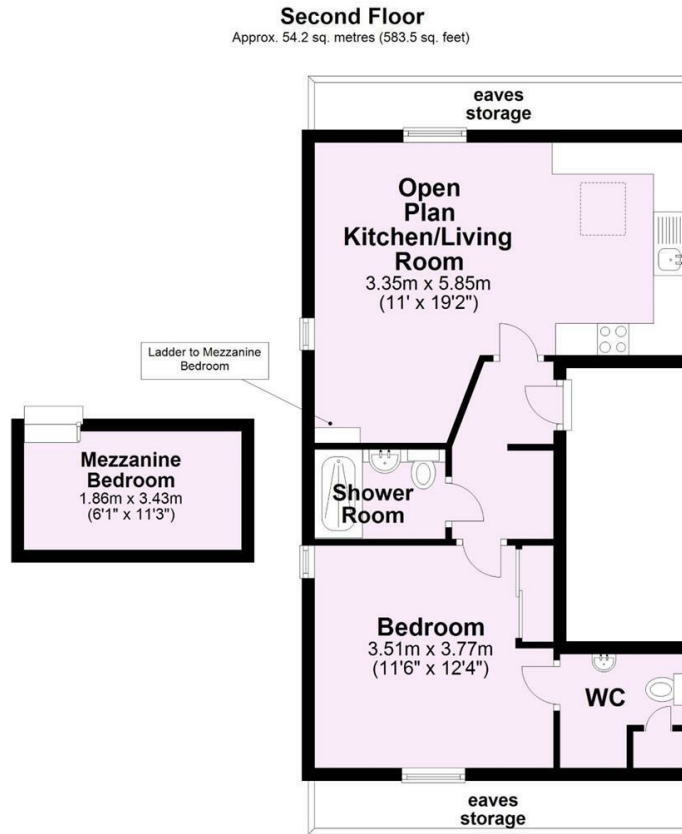
Tenure: Leasehold

Council Tax Band: A

Years Remaining on Lease: 985

Service Charge; £90 PCM (reviewed annually)

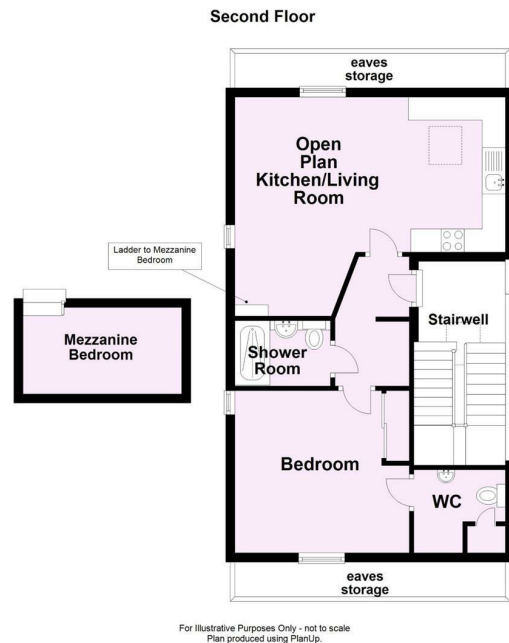
Ground Rent: £10 PA



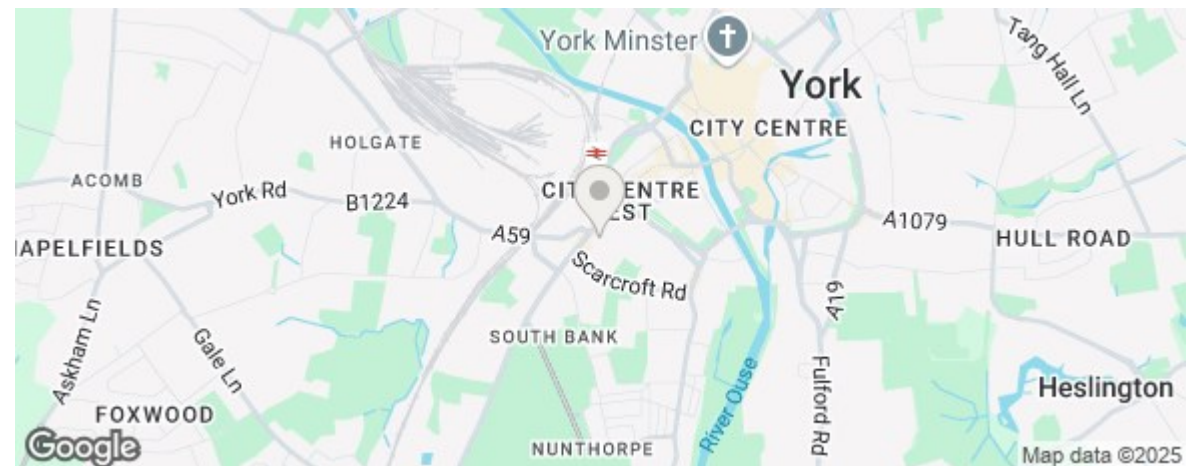
For Illustrative Purposes Only - not to scale
Plan produced using PlanUp.







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



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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.

**58 Micklegate
York
YO1 6LF**

01904 650650

property@hudson-moody.com