



HUDSON
MOODY

4 Piccadilly Lofts Piccadilly, York YO1 9NX

A superb two bedroomed apartment, situated in Piccadilly Lofts in the heart of the city centre, with views across Clifford's Tower and secure off street parking.

- **First Floor Apartment with Original Features**
- **Large Open Plan Kitchen, Dining and Living Area**
- **Master Bedroom with En-Suite Shower Room**
- **Second Double Bedroom**
- **House Bathroom**
- **Utility Room**
- **Versatile Additional Mezzanine Area**
- **Secure Parking Space**
- **City Centre Location**
- **City Views**

Guide Price £375,000

Tenure: Leasehold

Council Tax Band: F

Years Remaining on the Lease: 241

Service Charge: £4,575.93 PA

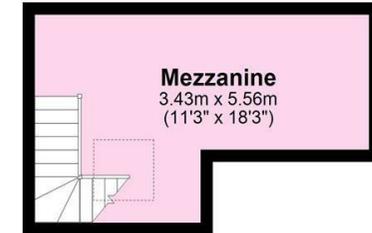
Ground Rent: £250 PA

Ground Rent Review Period: Fixed

 **First Floor**
Approx. 75.9 sq. metres (816.5 sq. feet)

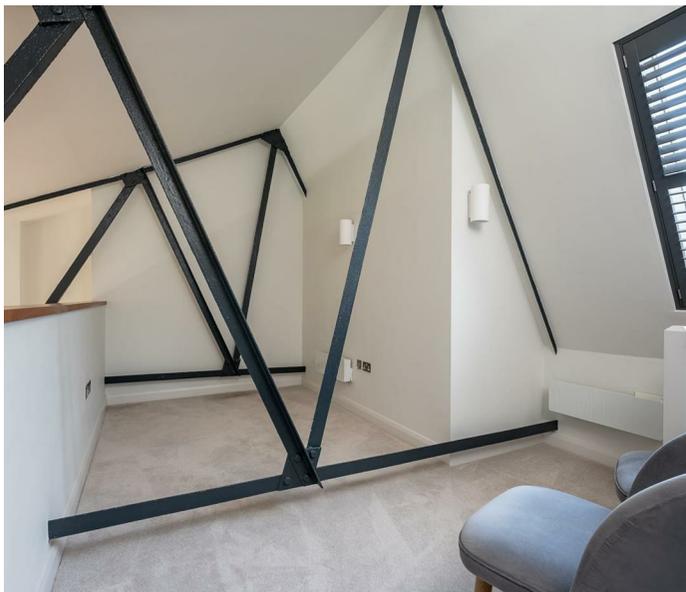


Mezzanine
Approx. 15.7 sq. metres (168.8 sq. feet)



Total area: approx. 91.5 sq. metres (985.3 sq. feet)







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(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	



**HUDSON
MOODY**

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.
6. All buyers are asked to complete an online AML check through HIPLA, at their own expense, at the time of their offer to purchase a property being accepted and before the Memorandum of Sale can be issued.

**58 Micklegate
York
YO1 6LF**

01904 650650

property@hudson-moody.com