



HUDSON
MOODY

3 Bayldon House Joseph Terry Grove, York YO23 1PZ

A well presented one bedroom apartment with a balcony, located on the Chocolate Works in South Bank. Conveniently placed withing walking distance of the city centre, Bishopthorpe road and also the Knavesmire.

- **First Floor Apartment**
- **Modern Development**
- **Open Plan Living Dining Room**
- **One Double Bedroom**
- **Family Bathroom**
- **Private Balcony**
- **Off Bishopthorpe Road**

Guide Price £195,000
Tenure: Leasehold
Council Tax Band: B

Years left on lease: 145 years left
Service Charge: £2,136.64 this year
Service Charge: £300 per year
Management Company: Watson
Management company

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Approximate Gross Internal Area = 39.2 sq m / 421 sq ft

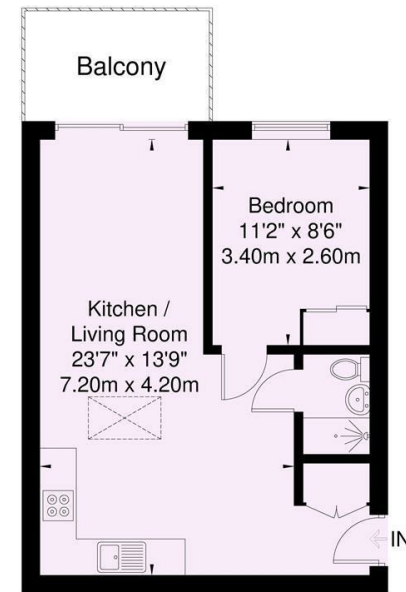
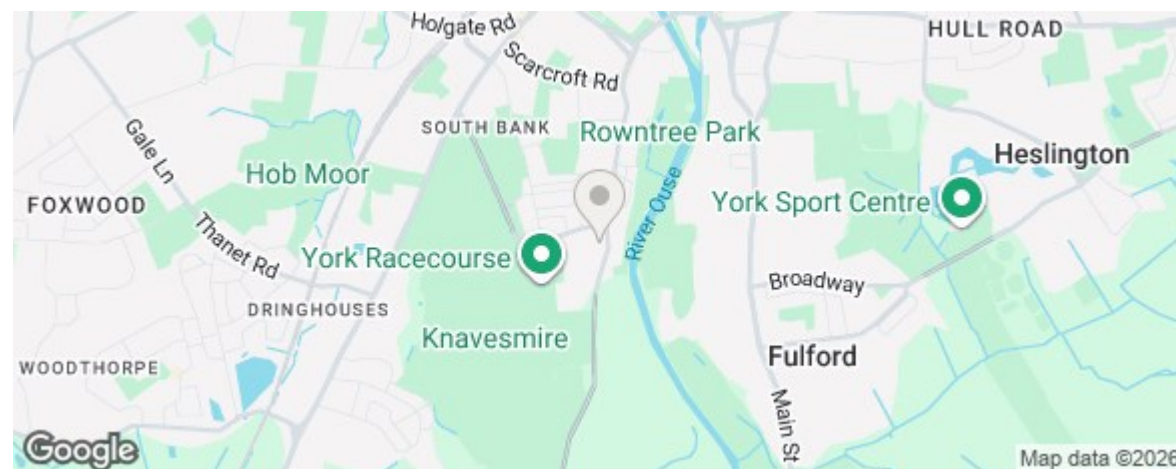
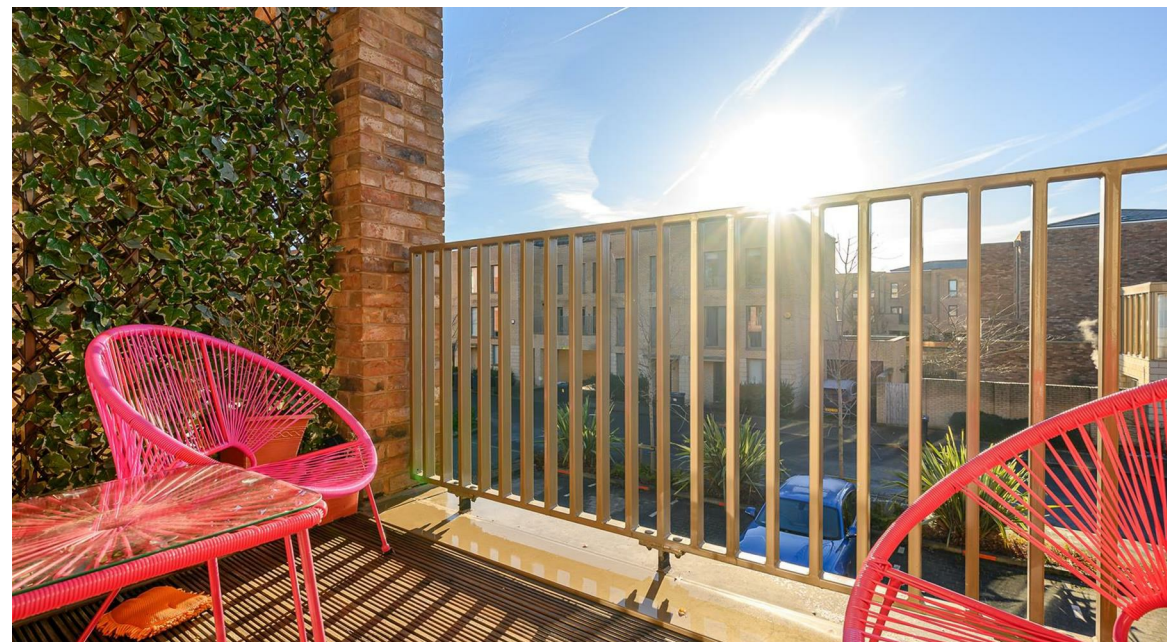


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY
ALL MEASUREMENT ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	79
(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

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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.
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**58 Micklegate
York
YO1 6LF**

01904 650650

property@hudson-moody.com