



HUDSON
MOODY

208, The Residence Bishopthorpe Road, York YO23
1DQ

A well maintained two bedroom apartment within a prestigious development with a balcony and two parking spaces, ideally placed for local amenities and the train station.

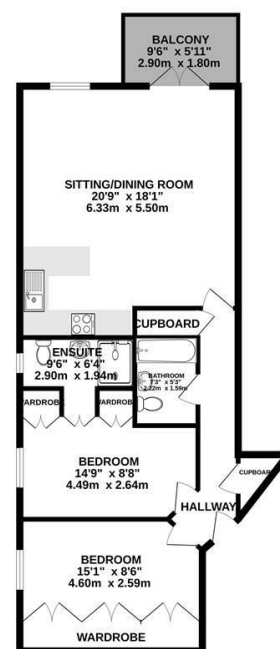
- Exclusive Development
- Open Plan Kitchen / Diner / Living Area
- South Facing Balcony
- Principle Bedroom with an En Suite Shower Room
- Contemporary Fitted Kitchen with Integrated Appliances
- Two Car Parking Spaces
- Offered with No Onward Chain
- Close to many amenities
- Enjoying delightful views

Guide Price £400,000

Tenure: Leasehold

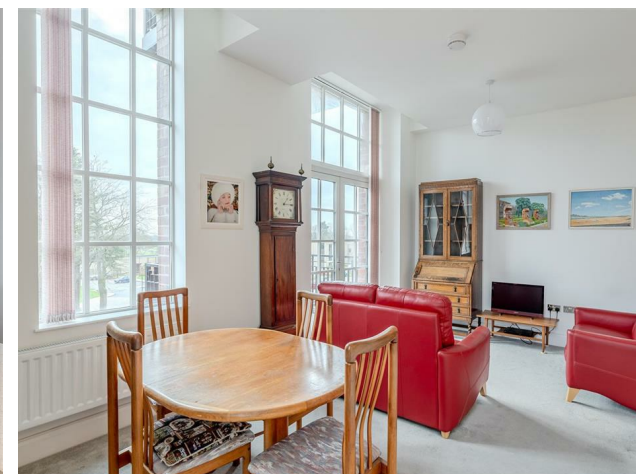
Council Tax Band: D

GROUND FLOOR
826 sq.ft. (76.7 sq.m.) approx.



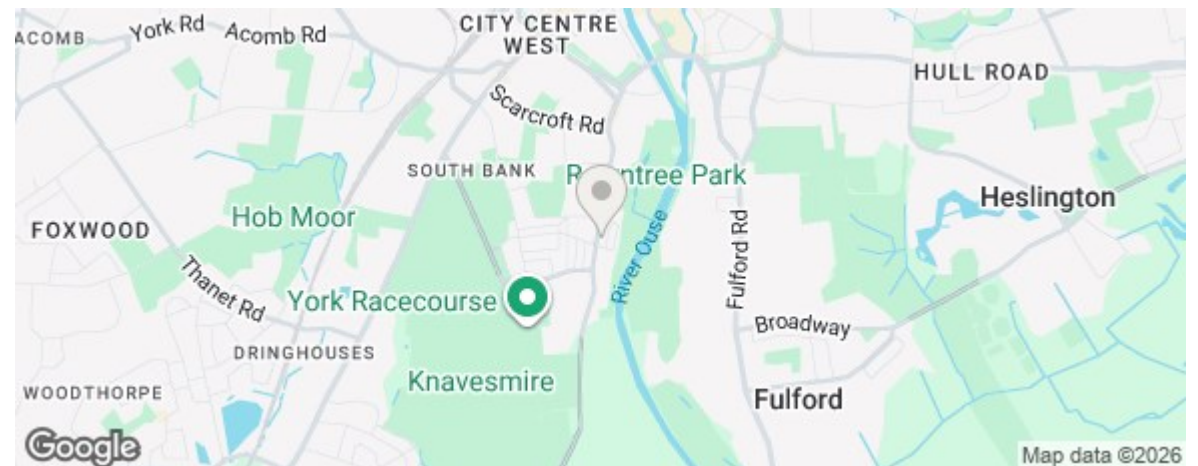
TOTAL FLOOR AREA: 826 sq.ft. (76.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of plots, windows, doors and any other items are approximate and no responsibility is taken for any error. Dimensions of floor coverings, this plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	80
(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.

**HUDSON
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