



HUDSON
MOODY

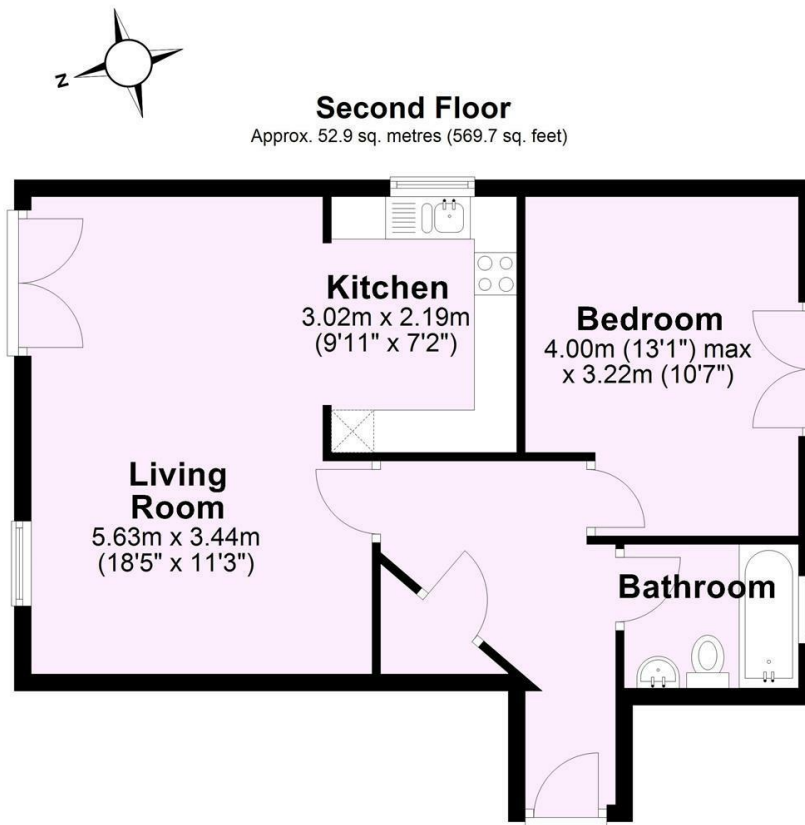
11 Strand House Piccadilly Plaza, Dixon Lane, York
YO1 9QY

Situated within the centre of York and overlooking the historic Merchants Hall is this spacious one bedroom apartment. The apartment lies on the top of a modern development and is within easy walking distance of all shops and restaurants available within the city centre.

- **Modern One Bedroom Top Floor Apartment**
- **Excellent City Centre Location**
- **Private Reception Hall**
- **Living/Dining Room with Juliet Balcony**
- **Good Sized and Well Fitted Kitchen**
- **Double Bedroom and House Bathroom**
- **Allocated Parking**
- **Pleasant Communal Gardens**
- **Easy Access to All Shops and Restaurants**
- **Available on a Fully Furnished Basis**

Guide Price £190,000
Tenure: Leasehold
Council Tax Band: C

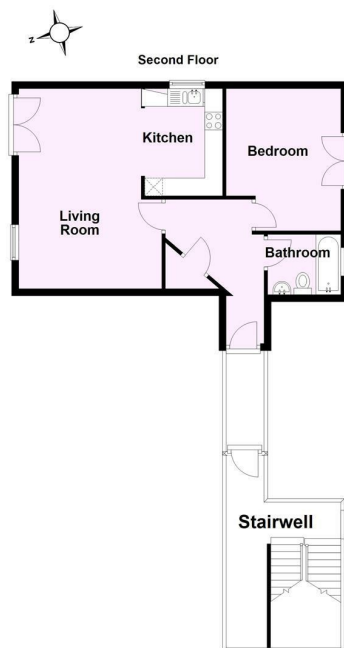
Years remaining: 98
 Service charge: £2076 pa
 Ground rent: £100 pa



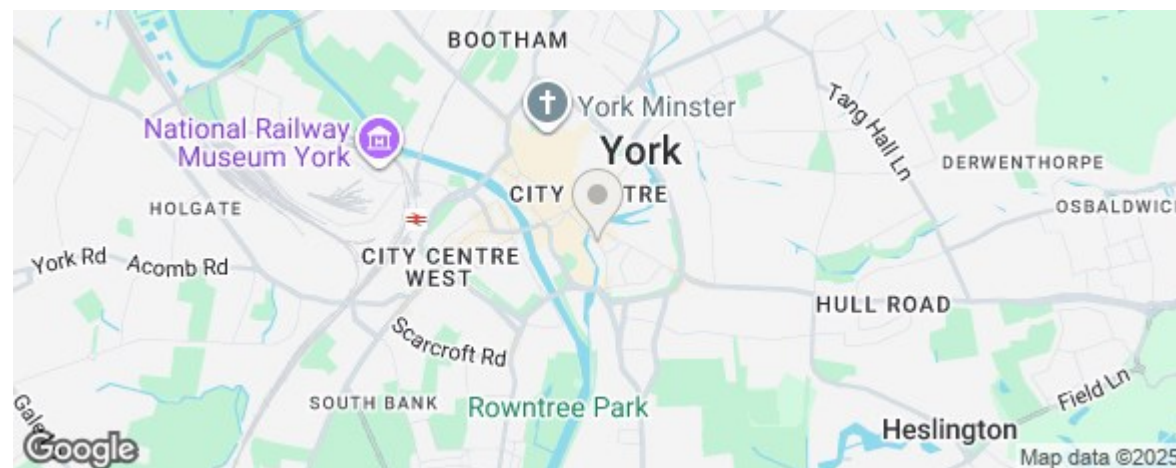
Total area: approx. 52.9 sq. metres (569.7 sq. feet)







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	74	77
(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.

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