





Situated in an ideal location close to Bootham Bar and the city centre is this beautifully presented, modernised, **SECOND FLOOR APARTMENT** that offers a spacious 19ft living area, a separate dining area and two bedrooms.

- **Delightful and Spacious Second Floor Apartment**
- **Close to Minster and City Centre**
- **Entrance Hall with Storage Cupboard**
- **Separate 19ft Living Room and Dining Area**
- **Fitted Kitchen**
- **Large Double Bedroom**
- **Good Sized Second Bedroom or Study.**
- **Modern Bathroom with Shower Over the Bath**
- **Excellent Views of Minster**
- **Easy Access to Shops and Restaurants**

**Guide Price £240,000**

**Tenure: Leasehold**

**Council Tax Band: B**

Length of lease: 989 years left

Current ground rent: Peppercorn

Current management fee (annual): £560

**Flat 2, 18 Gillygate**  
Approximate Gross Internal Area = 79.5 sq m / 855 sq ft

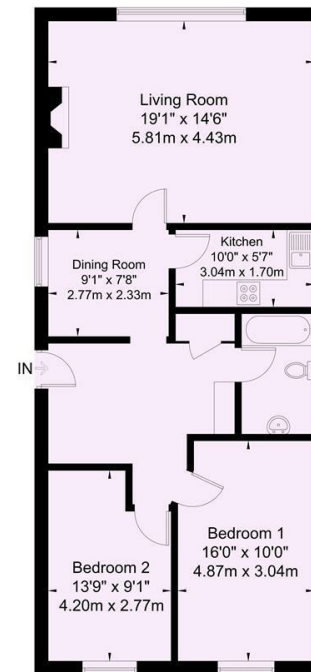
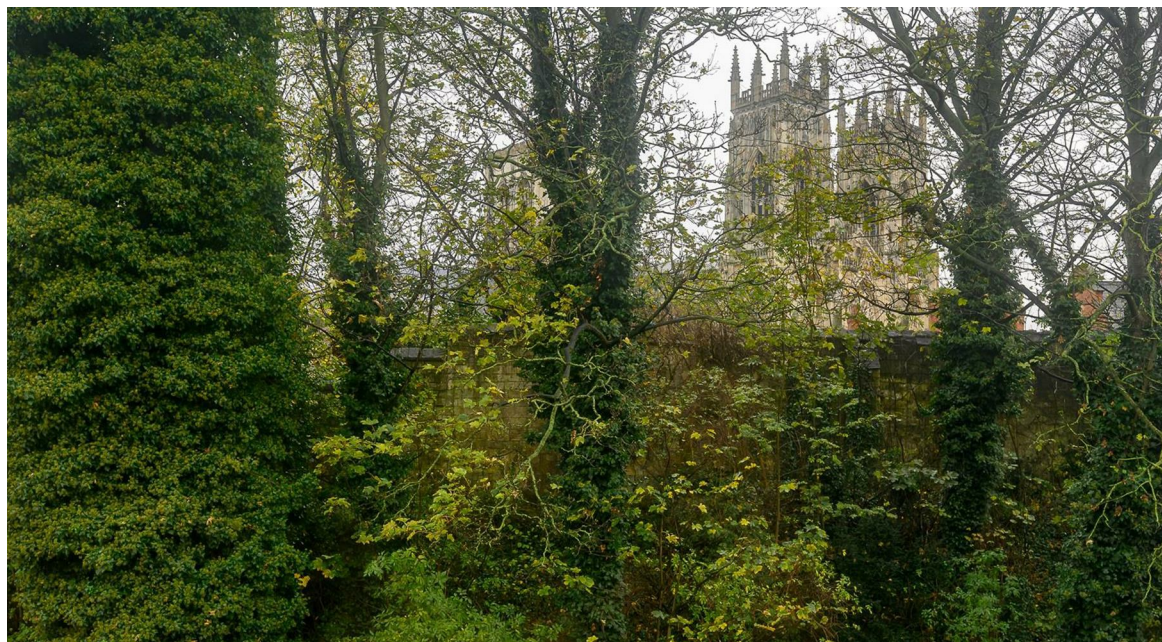


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ALL MEASUREMENT ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE  
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION

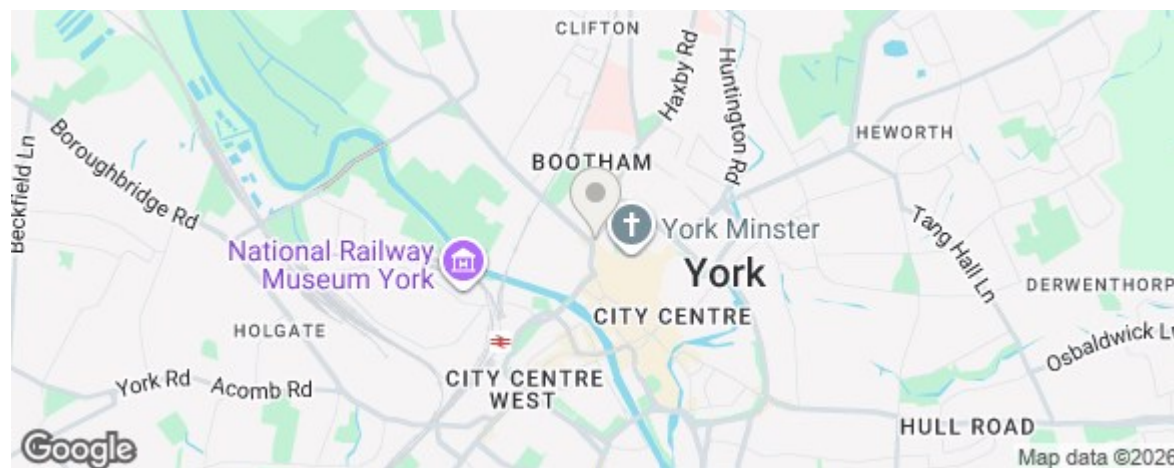








Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		
	EU Directive 2002/91/EC	



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MOODY**

#### 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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