



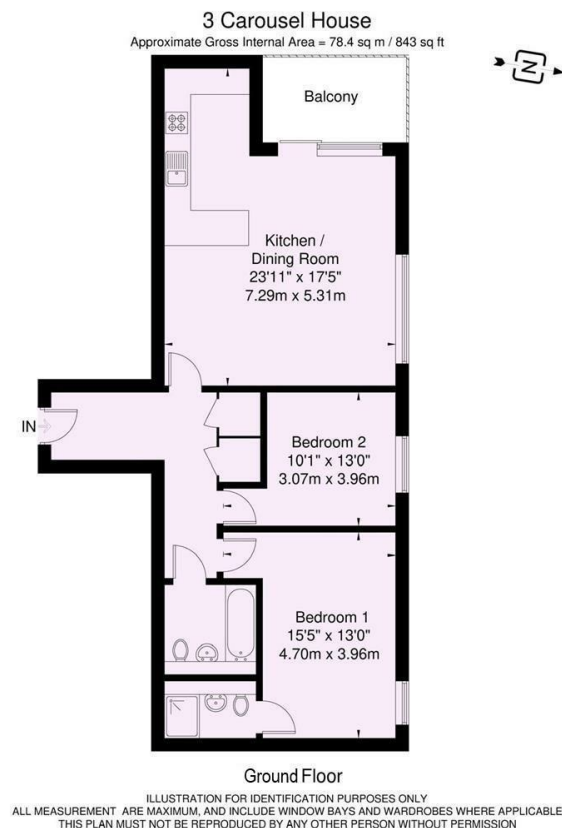
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3 Carousel House Joseph Terry Grove, York YO23 1FJ

*** VIEWING RECOMMENDED *** A beautifully presented apartment offered for sale with no onward chain and set within a modern block in the popular and sought after Chocolate Works development close to The Knavesmire. The apartment offers spacious open plan living accommodation, two bedrooms, private balcony and off street parking.

- **Immaculate Apartment**
- **Modern Development at The Chocolate Works**
- **Generous Open Plan Living Accommodation and Kitchen**
- **Private Covered Balcony/Terrace**
- **Master Bedroom with En-suite Shower Room**
- **Underfloor Heating Throughout**
- **Easy Access to York City Centre and Outer Ring Road**
- **Allocated Parking and Secure Bike Store**
- **Pleasant Communal Gardens and Nearby Walks**
- **Offered with No Chain**

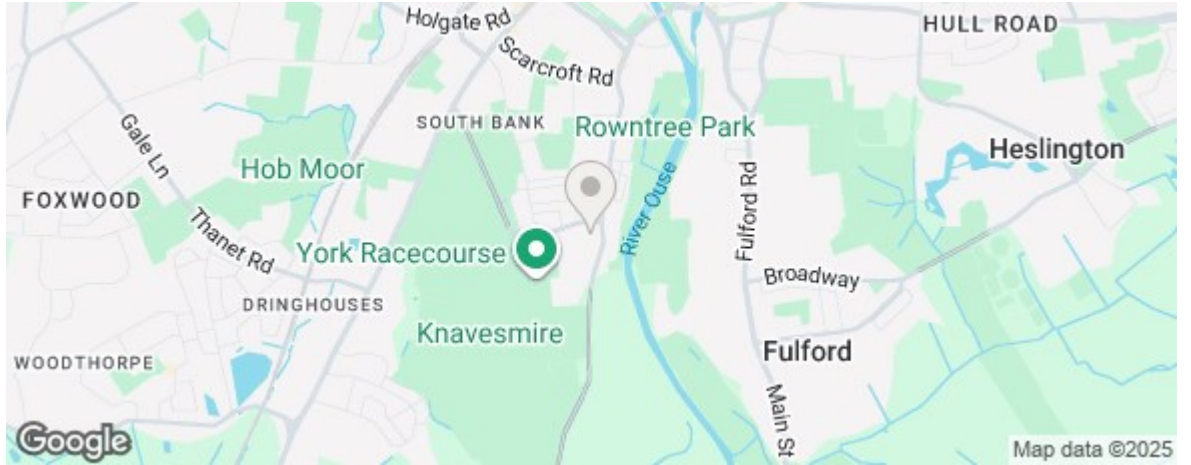
Price £310,000
Tenure: Leasehold
Council Tax Band: E







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	83	83
(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	



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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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