



14 Bishopfields Cloisters, York YO26 4ZL

HUDSON  
MOODY

A contemporary one bedroom apartment, situated in Bishopfields Cloisters, within easy reach of York Railway Station and the City Centre

- Contemporary One Bedroom Apartment
- Well Presented Throughout
- Convenient Location Within Walking Distance of the City Centre and Train Station
- Open Plan Living Dining and Kitchen with Juliet Balcony
- Kitchen with Integral Appliances and Space for a Washing Machine
- Double Bedroom with Integral Storage
- Stylish shower Room
- Gas Central Heating throughout
- Currently Tenanted
- No Onward Chain

**Guide Price £180,000**  
**Tenure: Leasehold**  
**Council Tax Band: B**

Years Remaining on the Lease: 124  
Service Charge: £1,464.08 PA  
Ground Rent: £125 PA  
Ground Rent Review Period: 25 years

14 Bishopthorpe Cloisters  
Approximate Gross Internal Area = 45.5 sq m / 489 sq ft

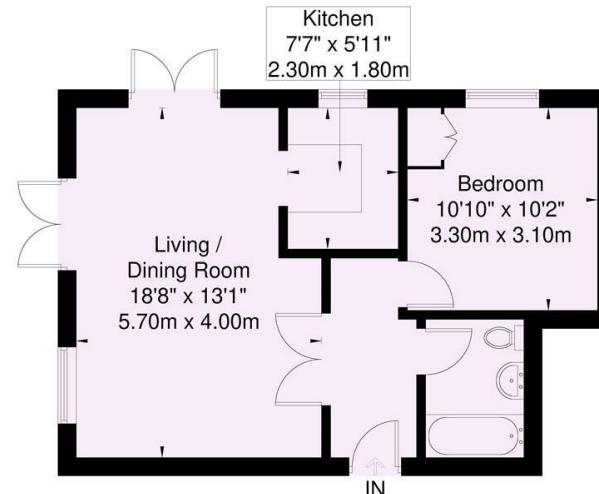
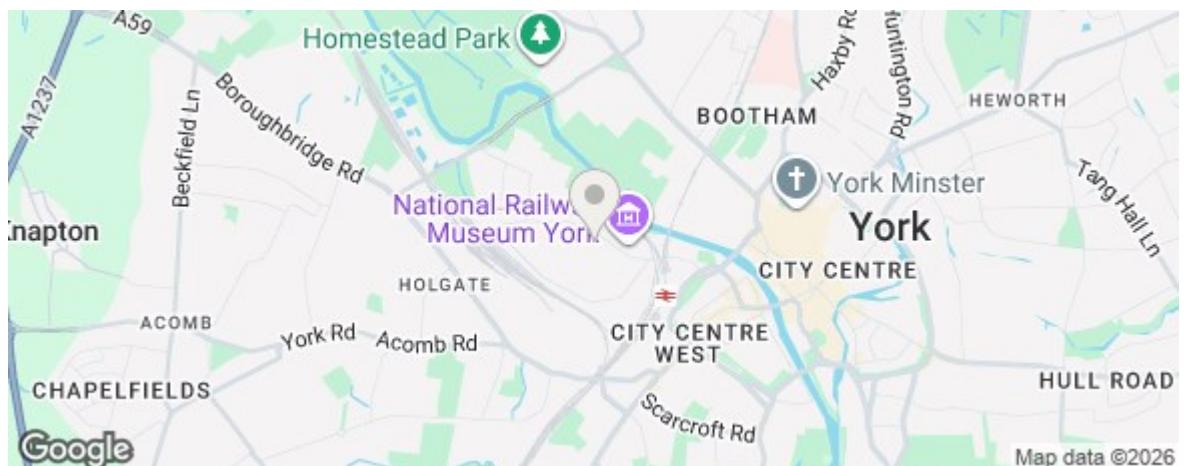


ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY  
ALL MEASUREMENTS ARE MAXIMUM, AND INCLUDE WINDOW BAYS AND WARDROBES WHERE APPLICABLE  
THIS PLAN MUST NOT BE REPRODUCED BY ANY OTHER PERSON WITHOUT PERMISSION







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

#### 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.
6. All buyers are asked to complete an online AML check through HIPLA, at their own expense, at the time of their offer to purchase a property being accepted and before the Memorandum of Sale can be issued.