



HUDSON
MOODY

St Josephs Convent Lawrence Street, York YO10 3EB

A spacious and contemporary, two bedroom apartment with allocated parking, set within the St Josephs Convent conversion. Situated on Lawrence Street, moments from York city walls and within easy reach of York University.

- **First Floor Apartment Set Within a Unique Modern Development**
- **Open Plan Living Dining and Kitchen Area**
- **Period Fireplaces and Bespoke Built-in Wardrobes**
- **Two Double Bedrooms**
- **House Bathroom with Shower over Bath**
- **Gated, Secure Development and Private Entrance**
- **Storage Area**
- **Walking Distance to the City Centre and Amenities**
- **Allocated Parking Space and Communal Gardens**
- **No Onward Chain**

Guide Price £395,000

Tenure: Leasehold

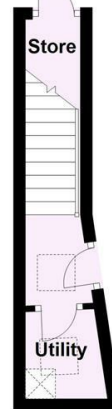
Council Tax Band: D

Years remaining on the leas: 246

Service charge: £1,592.90

Ground rent: £250.00

Ground Floor
Approx. 6.5 sq. metres (70.3 sq. feet)



First Floor
Approx. 74.4 sq. metres (800.9 sq. feet)



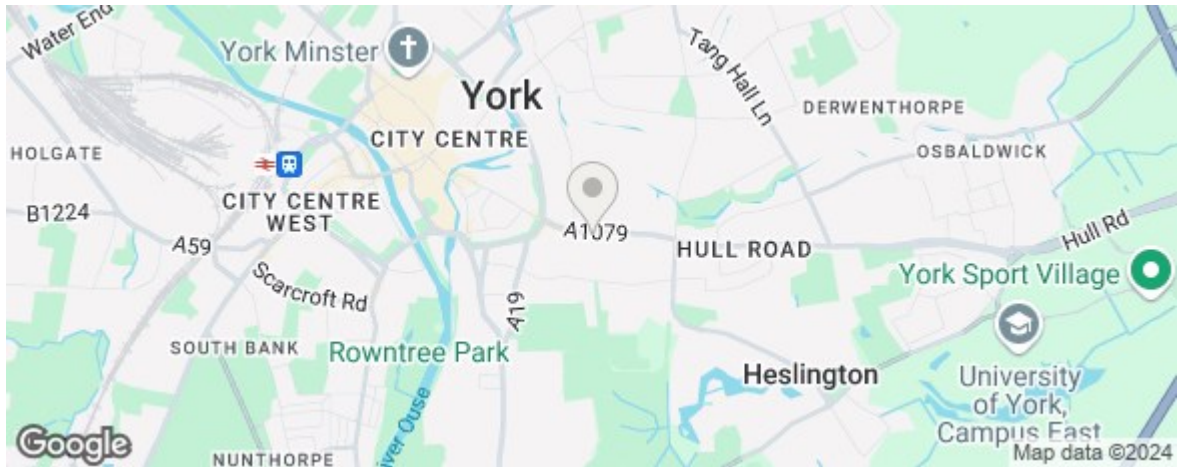
Total area: approx. 80.9 sq. metres (871.1 sq. feet)







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	55	55
(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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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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