



HUDSON  
MOODY

66 Rowntree Wharf Navigation Road, York YO1 9XA

An immaculate, three bedroom, three bathroom duplex apartment with undercroft parking. Situated in the iconic Rowntree Wharf development enjoying a peaceful sanctuary with riverside views.

- Beautifully presented with a light and spacious feel
- Unique, Characterful Design Features Throughout
- Open Plan Living Dining and Kitchen
- Separate Utility Room
- Mezzanine level Multi Functional Room Ideal as a Play Room or Home Office
- Double Bedroom with Ensuite Access to the Main Bathroom
- Generous Master Bedroom with En-suite Shower Room
- Third Double Bedroom with Bespoke Fitted Furniture and Plenty of Eaves Storage
- Secure, Gated Undercroft Parking Space
- Riverside Views

**Offers In Excess Of £425,000**

**Tenure: Leasehold**

**Council Tax Band: F**

Years remaining on the lease: 989

Service Charge: £4,768.00 pa

Ground Rent: £300

Ground rent review period: Every 10 Years

66 Rowntree Wharf  
Approximate Gross Internal Area = 136.1 sq m / 1464 sq ft



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





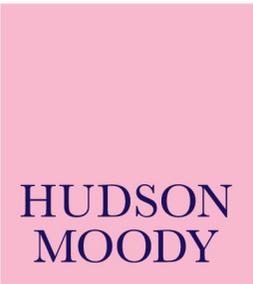


Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	81	81
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>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



**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.



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