

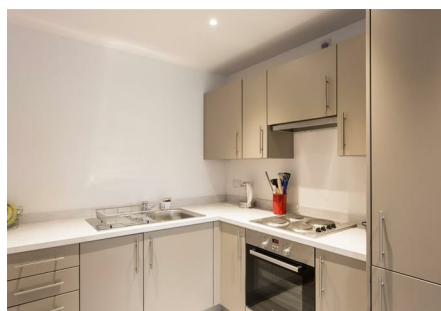


Apartment 1 Leetham House, Palmer Street,

Asking Price £175,000

****INVESTMENT OPPORTUNITY****

An ideal opportunity for all property investors to acquire this superb one bedroom flat situated in the heart of the exclusive 'Hungate Development' currently let out on an Assured Shorthold Tenancy Agreement.



01904 625533

www.stephensons4property.co.uk

Stephensons

Apartment I Leetham House, Palmer Street, York, YO1 7PB

Stephensons

An ideal opportunity for all property investors to acquire this superb one bedroom first floor apartment situated in the heart of the exclusive Hungate Development, currently let out on an assured shorthold tenancy with a high specification finish, and a 10 year new home guarantee.

years and has a yearly service charge of £700 in addition to a ground rent of £300pa.

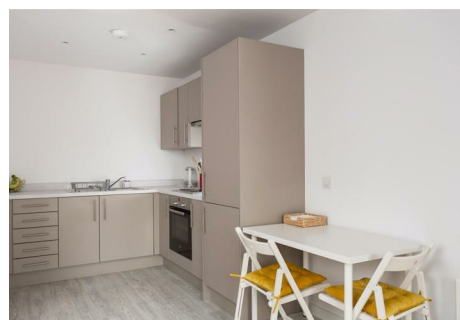
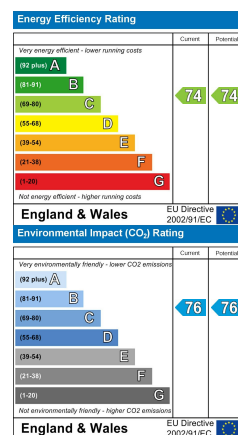
The property is for investment only and an early inspection is strongly recommended.

We are delighted to offer for sale this one bedroom first floor apartment set within delightful communal gardens, with security controlled entrance and a high specification internal finish. The property benefits from a spacious double bedroom and an open plan living kitchen, with a Juliette balcony overlooking the courtyard.

The property has a fully integrated kitchen, including an integrated Bosch electric oven with separate four point ceramic hob unit, Bosch automatic dishwasher as well as fridge and freezer units. The internal accommodation is completed by a stylish house bathroom, having a traditional three piece suite with over bath shower and modern tile splashback.

In addition, the flat has access to a secure allocated lower ground floor bike store with key fob entrance and the development is protected by 30 day rolling CCTV cameras.

The property is held on a long leasehold interest of 125



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