



# 1 Leetham House, York

**Tenure** – Leasehold; **Services** – All mains  
**Council Tax** – York Council Band TBC; **EER** – 74 (C)  
**Viewings** – via York Office 01904 625533

A superb one bedroom flat situated in the heart of the exclusive 'Hungate Development'. This property is ideal for both those looking for easy access to the City Centre and also property investors. With a high specification finish, and a 10 year new home guarantee.

Price £175,000

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.

Stephensons York Knaresborough Selby Boroughbridge Easingwold York Auction Centre	01904 625533 01423 867700 01757 706707 01423 324324 01347 821145 01904 489731	Partners JF Stephenson MA (Cantab) FRICS FFAV IE Reynolds BSc (Est Man) FRICS REF Stephenson BSc (Est Man) MRICS FFAV NJC Kay BA (Hons) pg dip MRICS O J Newby MNAEA J E Reynolds BA (Hons) MRICS R L Cordingley BSc FRICS FFAV J C Drewniak BA (Hons)	Associates CS Hill FNAEA N Lawrence
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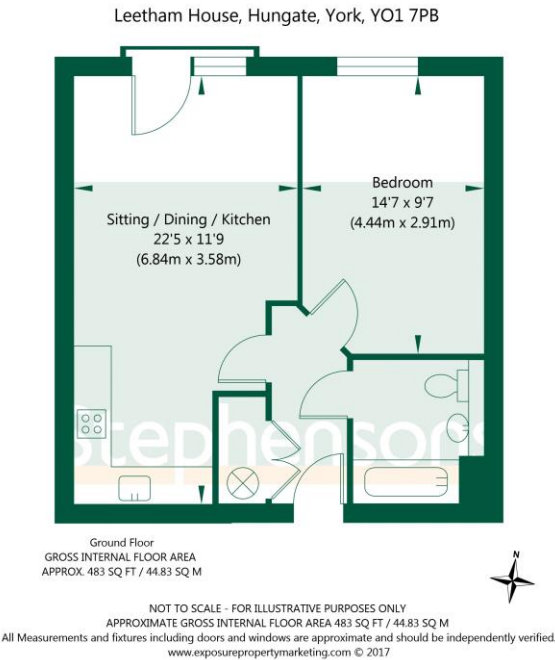


The internal accommodation is completed by a stylish house bathroom, having a traditional three piece suite with over bath shower and modern tile splash backs.

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

Early inspection is strongly recommended.



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