



5 Trafalgar House, Piccadilly, York, YO1 9QP

£165,000



1



1



1



B



For Sale

Ground floor apartment within the City Walls! A great location: handy for walking to the station and many city centre attractions and amenities. Complete with allocated underground parking and secure bike storage, one bed apartment will appeal to both private buyers and investors (currently achieving £675pcm)

Entrance

Access into hall.

Hall

Storage heater. Intercom. Storage cupboard housing boiler.

Lounge

21'10" x 12'3"

UPVC window. Storage heater. Opens into the kitchen.

Kitchen

11'3" x 8'2" max

Fitted with a range of wall and base units complemented by co-ordinating work surfaces. Built in electric NEFF oven. 4 ring electric NEFF hob with extractor hood over. Inset sink and drainer unit. Space and plumbing for washing machine and slimline dishwasher.

Double Bedroom

12'11" x 9'9"

Storage heater. UPVC window.

Bathroom

Fitted with a three piece suite comprising bath with shower over, wash hand basin and toilet. Heated towel rail.

Outside

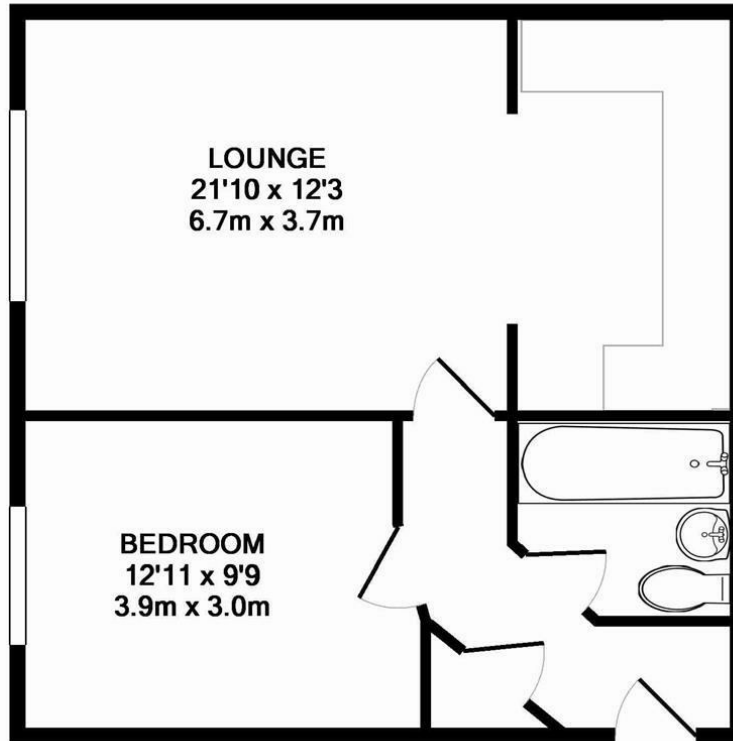
The apartment overlooks a well kept central communal garden with gated access. There is allocated secure underground parking and bike storage.

Leasehold Information

We are advised that this property is leasehold and that the 125 year lease began in 1 January 1999.

We are also informed that the service charge is approximately £125 per month and the ground rent is £100 per annum.

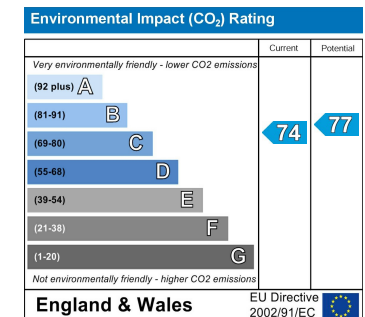
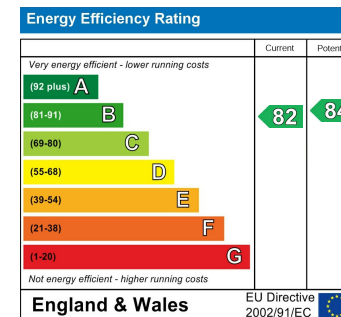
(This information would need to be verified by a solicitor.)



TOTAL APPROX. FLOOR AREA 479 SQ.FT. (44.5 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

Made with Metropix ©2013



6 Walmgate, York, YO1 9TY

t: 01904 631631 e: homes@quantumstateagents.com www.quantumstateagency.com