



HUDSON  
MOODY

Apartment 7, Boleyn House Lady Anne Court, Skeldergate, York YO1 6DT





**A beautifully presented GROUND FLOOR APARTMENT with NO ONWARD CHAIN situated close to York city centre.**

A communal entrance lobby leads directly to the apartment which offers a spacious entrance hall with useful storage cupboard and access to all rooms. Situated to the left of the entrance hall is the smart tiled house bathroom with white suite, whilst directly in front of you is the master bedroom with en-suite shower room and a large built-in cupboard. The hallway then continues round to a separate kitchen and double doors into the living/dining room. The galley style kitchen has a comprehensive range of fitted units incorporating a wall mounted oven with microwave above, an electric hob with extractor fan, space for an automatic washing machine and a fold-up occasional breakfast table. The good sized living room has ample room for comfortable living with plenty of space for a dining table whilst the room is lit by French doors opening to the gardens. Also off the hallway is a well proportioned second double bedroom served by the house bathroom. Externally, there is an allocated covered parking space as well as bicycle storage. The communal gardens are beautifully maintained as are the internal communal areas. The apartment lies in a delightful area of York, close to Skeldergate Bridge over the River Ouse and provides easy access into the city centre, shops and restaurants.





- Exclusive Ground Floor Apartment
- Sitting/Dining Room
- Beautifully Fitted Kitchen
- Master Bedroom with En-suite Shower Room
- Second Double Bedroom
- House Bathroom
- Access to Gardens
- Close to City Centre
- No Onward Chain
- Allocated Undercover Parking Space

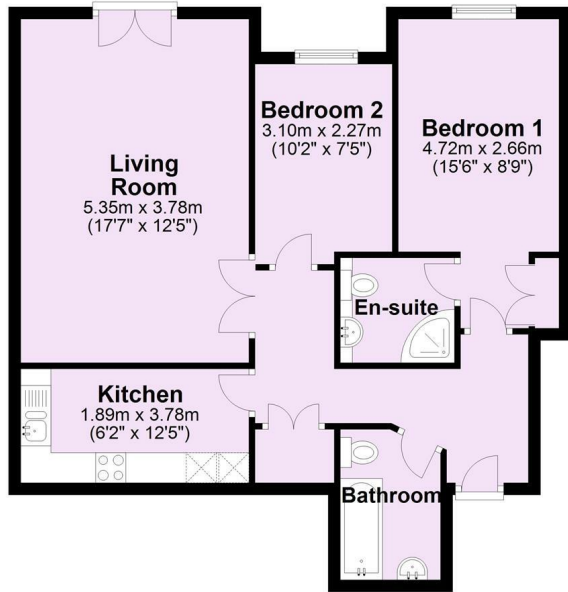
**Guide Price £265,000**

Tenure: Leasehold - Share of Freehold



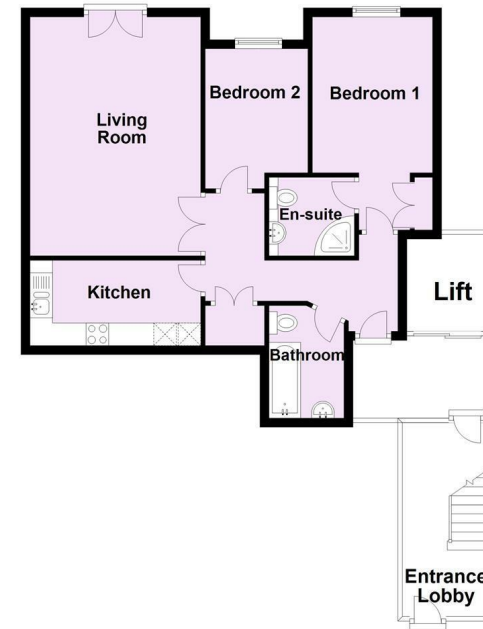
### Ground Floor

Approx. 66.3 sq. metres (713.8 sq. feet)



For Illustrative Purposes Only - not to scale  
Plan produced using PlanUp.

### Plot Layout



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Plan produced using PlanUp.



### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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>	71	81
	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(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 environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>		
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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.
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