

THE MOUNT, YORK YO24

£140,000 leasehold

1 bedroom apartment for sale

LINLEY &
SIMPSON



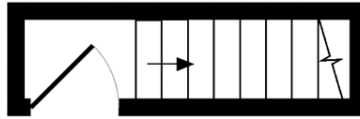
- **Top Floor Apartment**
- **Lounge and Separate Fitted Kitchen**
- **Sold Fully Furnished**
- **One Double Bedroom**
- **Three Piece Shower Room**
- **Central Location**

A lovely one bedroom top floor apartment featuring a generous lounge and a separate fitted kitchen, located just a short distance from the heart of the city centre. Perfectly placed to reach the railway station, the property has many amenities nearby and also offers a simple route out of the city towards the A64 and the outer ring road. Sold fully furnished the property would make an ideal investment opportunity, but would also make an excellent first time purchase. The furniture has been bought specifically for the apartment to maximise the space and the layout on offer.

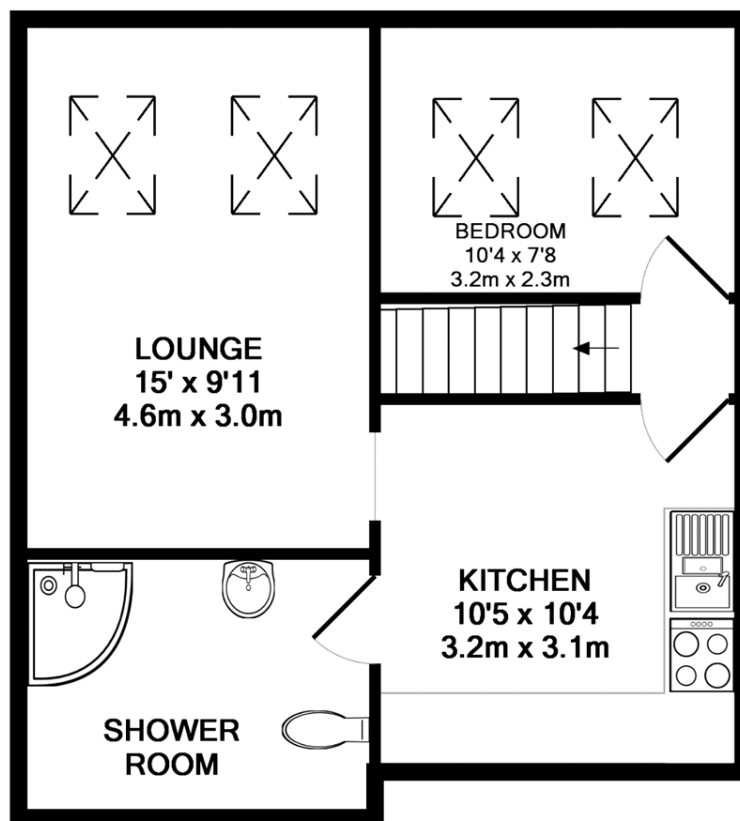
Set on the top floor of a large grade II listed building, the apartment itself is reached via a communal hallway and entered on the first floor. Once inside there is a small hallway with a staircase rising to the top floor. The internal accommodation offers the lounge, bathed in light from skylight windows and featuring a double sofa bed and small dining table. The fitted kitchen has a built-in oven, hob, a washing machine and a free standing Smeg fridge/freezer. The apartment continues with the bedroom housing a double bed and a healthy amount of storage, and a three piece shower room with a white suite. Outside the property, on street permit parking is available nearby. The apartment really must be viewed to appreciate the location and the accommodation on offer.

Call **01904 655222** to view this property, or visit **linleyandsimpson.co.uk** for more details





1ST FLOOR
APPROX. FLOOR
AREA 26 SQ.FT.
(2.4 SQ.M.)



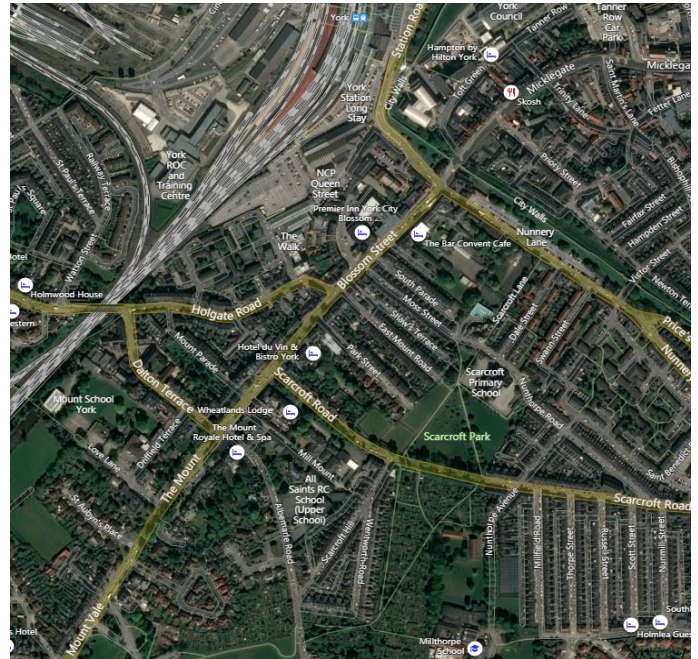
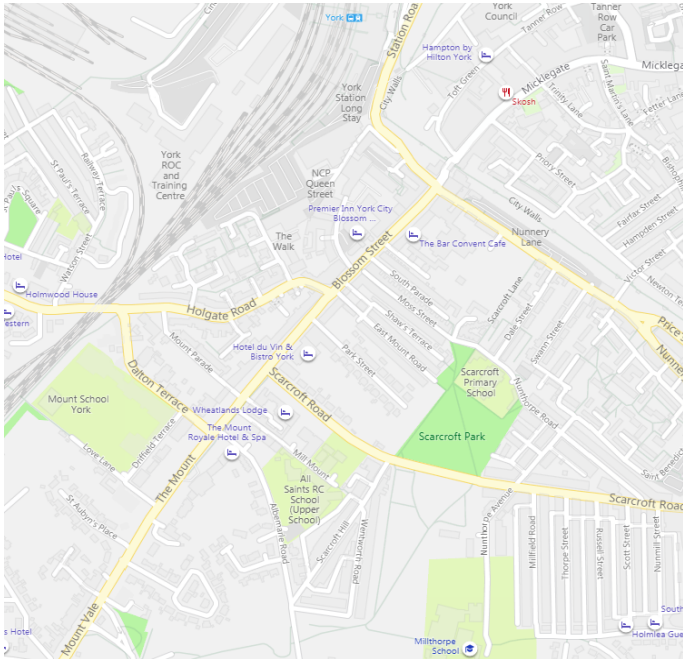
2ND FLOOR
APPROX. FLOOR
AREA 440 SQ.FT.
(40.9 SQ.M.)



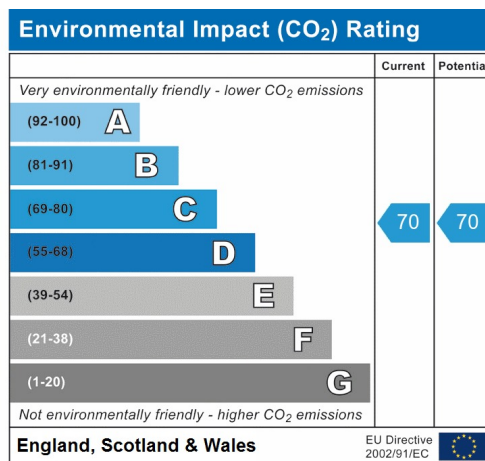
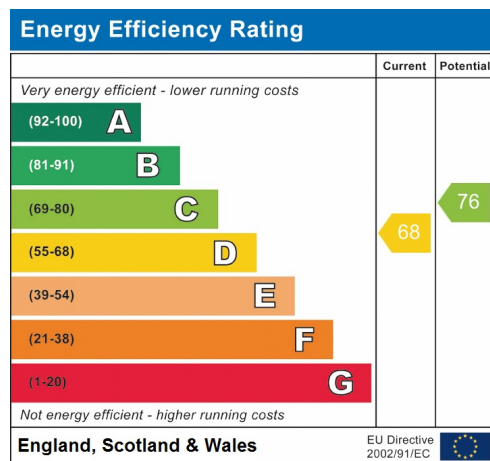
TOTAL APPROX. FLOOR AREA 466 SQ.FT. (43.3 SQ.M.)
ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE
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Tenure: **Leasehold**
 Lease Expires: **2125**
 Ground Rent: **£50 Per Annum**
 Service Charge: **£840 Per Annum**
 Local Authority: **City of York Council**
 Council Tax: **Band B - £1,236.97 per year (York 2018/19)**



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 York YO1 9QU

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www.linleyandsimpson.co.uk

Monday - Thursday
 8:30am to 6:00pm
Friday
 8:30am to 5:00pm
Saturday
 9:00am to 4:00pm



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