

ELIOT COURT, FULFORD, YORK YO10

offers over £160,000 leasehold

2 bedroom apartment for sale

**LINLEY &
SIMPSON**



- **Top Floor Apartment**
- **Large Reception Room**
- **Good Local Amenities**
- **Two Bedrooms**
- **Resident And Visitor Parking**
- **Desirable YO10 Location**

Set in the desirable YO10 postcode of Fulford, this top floor two bedroom apartment comes with allocated resident parking and would make a great investment or first time purchase. Fulford has great links into York city centre, and plenty of its own amenities.

The apartment is on the top floor of the two storey development, and starts with an entrance hallway. The lounge sits off to the left, at the front of the property. It is large enough to fit in some dining furniture if desired, and has dual windows that draw in plenty of light. Next to this is the kitchen, which maximises the space available with a range of fitted units both at base level and mounted on the wall. Worktop space is also therefore maximised. The bathroom lies opposite the kitchen, with a three-piece suite including a shower over the bath and a storage cupboard built-in. Finally, the two bedrooms complete the internal layout of the apartment, with the first having a set of fitted wardrobes.

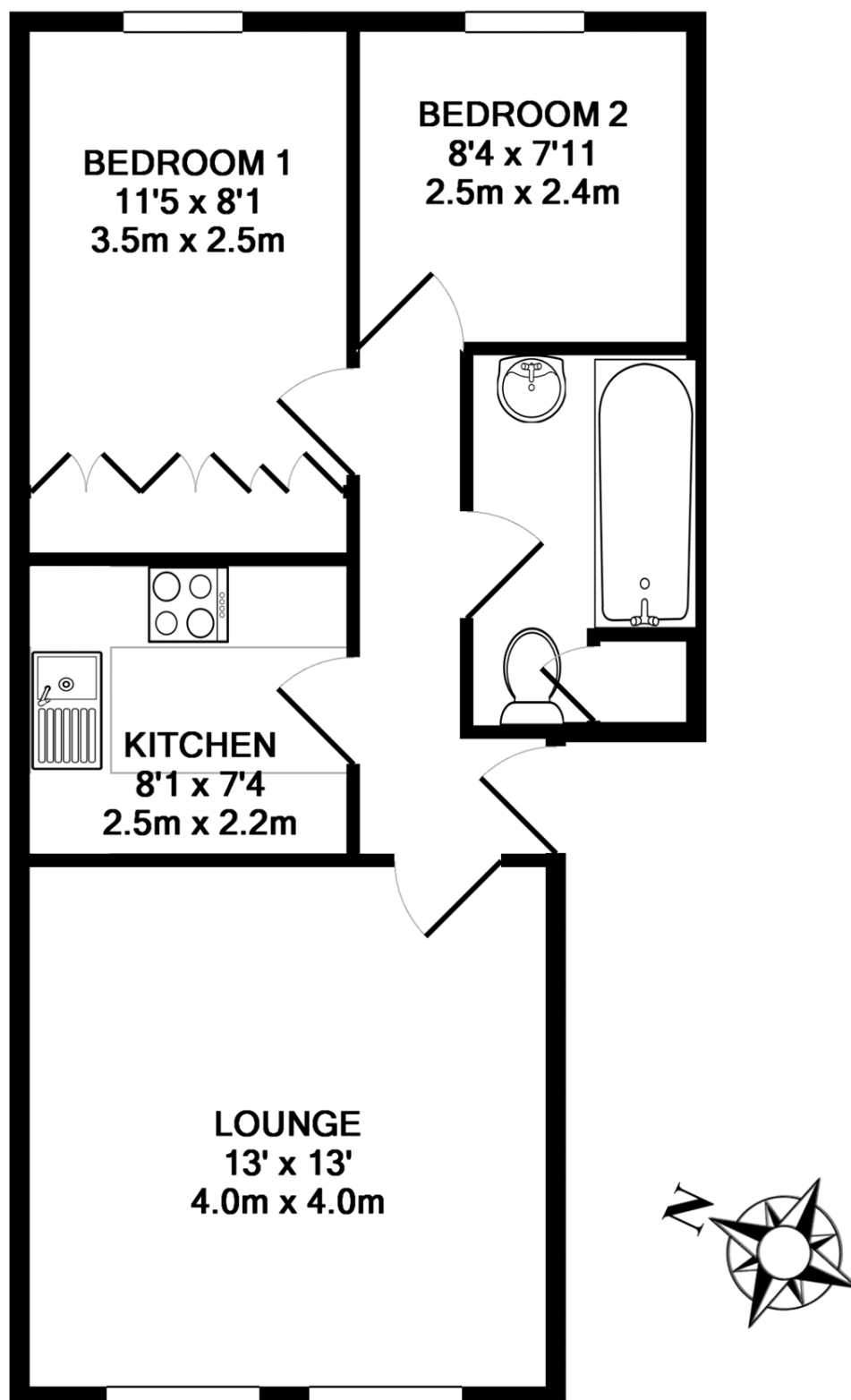
Outside, an allocated parking space and ample visitor parking bays give this extra appeal. Contact the office for more information.

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

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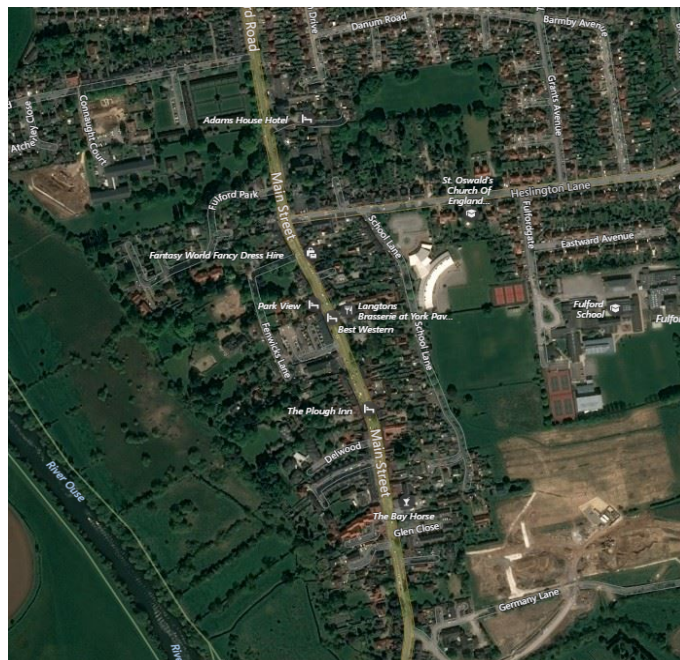
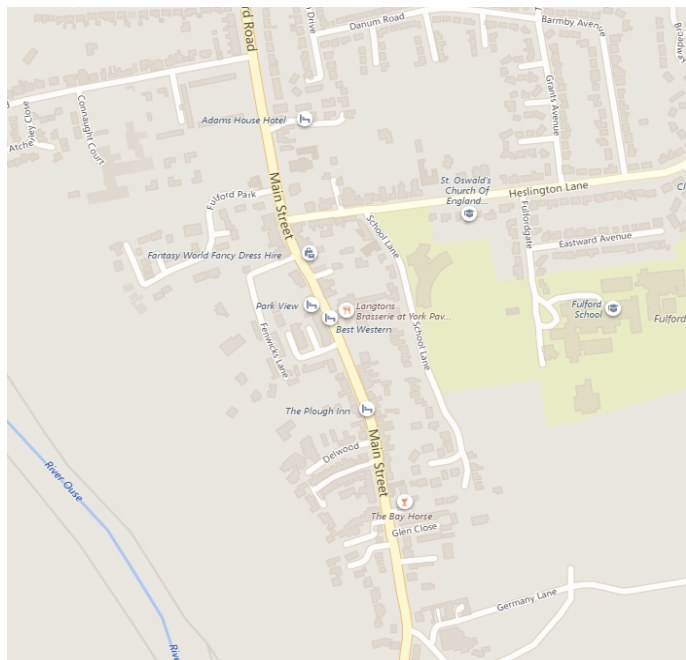




TOTAL APPROX. FLOOR AREA 494 SQ.FT. (45.9 SQ.M.)
ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE
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Tenure: **Leasehold**
Lease Expires: **2995**
Ground Rent: **£25 Per Annum**
Service Charge: **£1600 Per Annum**
Local Authority: **City of York Council**
Council Tax: **Band B - £1,236.97 per year (York 2018/19)**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	78	82
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	66	72
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales	EU Directive 2002/91/EC	

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



We have prepared these particulars as a general outline for guidance only. The services, appliances and equipment have not been tested and we have not carried out a structural survey. All areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. No person in the employment of Linley & Simpson has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars. Linley & Simpson Limited, 2 Low Ousegate, York YO1 9QU.