

CAMBRIDGE HOUSE, BOOTHAM TERRACE, YORK YO30

£280,000 leasehold

2 bedroom apartment for sale

LINLEY &
SIMPSON



- **Basement Garden Apartment**
- **Generous Living Space**
- **Superb Character Features**
- **Two Double Bedrooms**
- **Impressive Lawned Garden**
- **On Street Permit Parking**

A fabulous two bedroom apartment packed full of character features and offering generous living accommodation that opens into a delightful lawned rear garden. Located in the ever popular Bootham area of the city the property is just a short distance from the city centre and is well placed to access the railway station, hospital and local amenities.

The apartment is reached via an external staircase that leads down to a courtyard. Once inside, a travertine tiled entrance hallway with a large fitted storage cupboard leads through to all of the living space. The heart of the home is to the rear of the property. A large lounge/diner with feature fireplace boasts French doors giving rear access to the garden. The kitchen comprises a fitted breakfast bar and work surfaces with wall and base units, a built-in electric oven and fridge/freezer and a gas hob. A small utility room which is plumbed for a washing machine adjoins the kitchen. To the front of the apartment is a fabulous master bedroom with a large bay window and a door to access a second spacious double bedroom. The bathroom is fully tiled and comprises a white three piece Villeroy and Boch suite with a shower over the bath. There is also the huge advantage of gas central heating fired by a combi boiler. A tiered paved area to the rear of the property leads up to a wonderful lawned garden which is surrounded by planted borders.

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

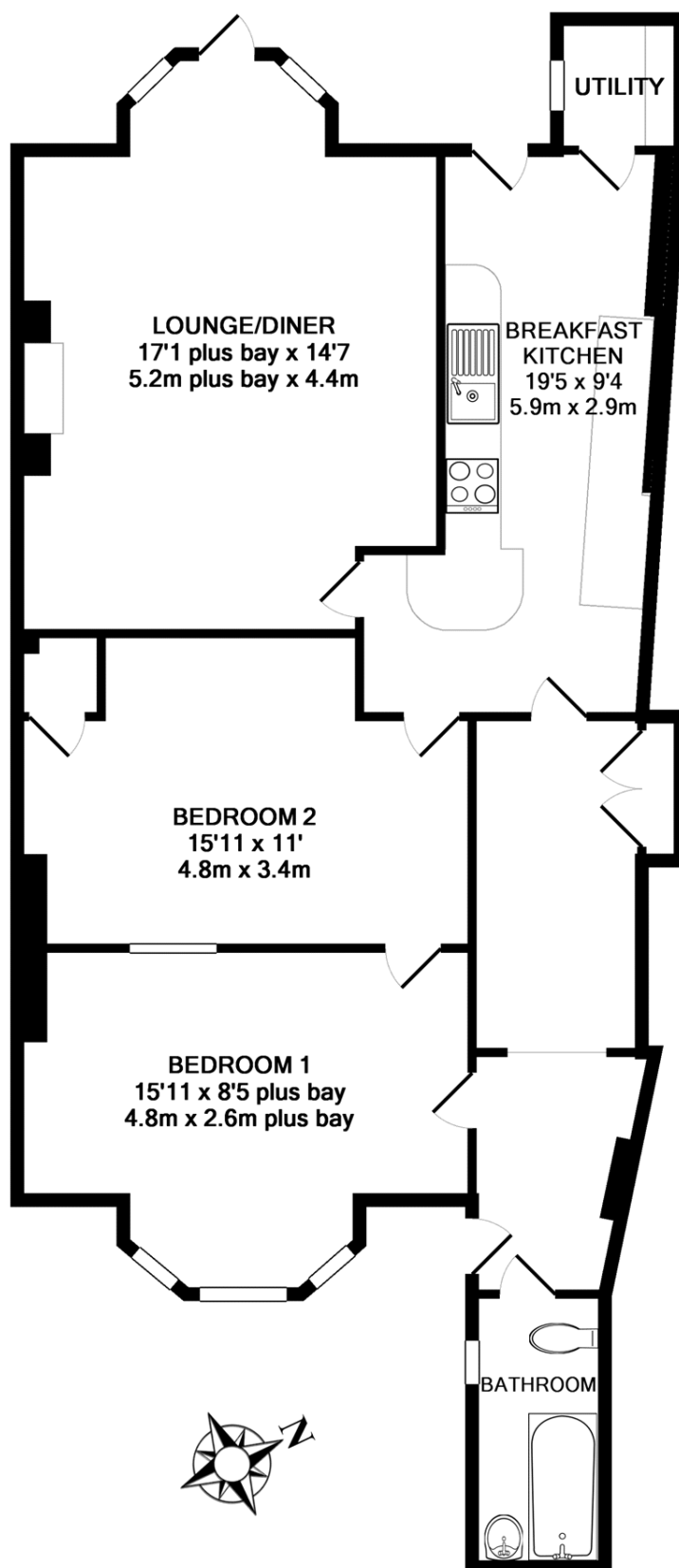
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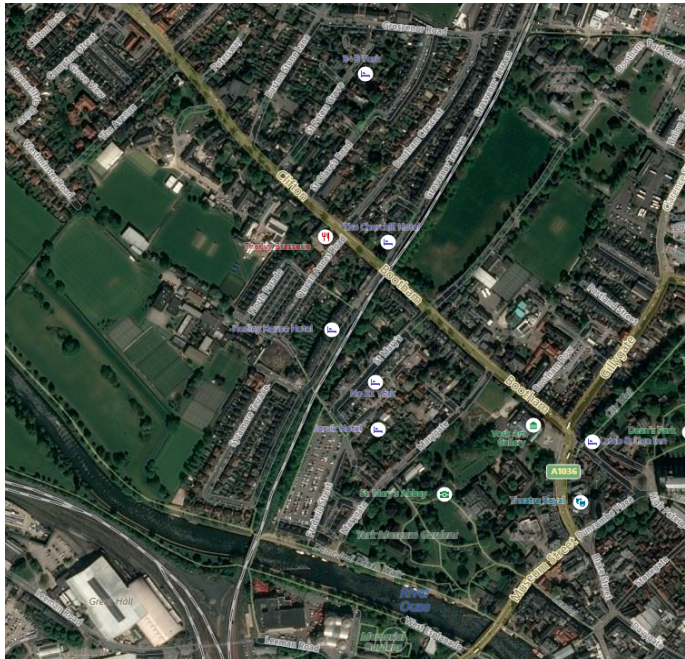
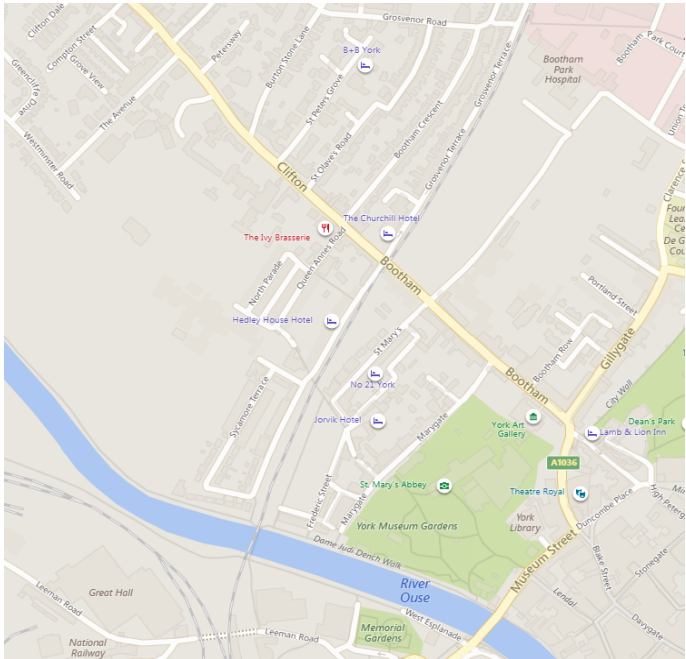
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TOTAL APPROX. FLOOR AREA 957 SQ.FT. (88.9 SQ.M.)
ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE
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Tenure: **Leasehold**
Lease Expires: **31/12/3017**
Ground Rent: **£10**
Service Charge: **£1455.29**
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		80
(55-68) D	70	
(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		81
(55-68) D	68	
(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



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