

SIROCCO COURT, YORK YO31

£110,000 leasehold

1 bedroom apartment for sale

**LINLEY &
SIMPSON**



- **Ground Floor Apartment**
- **Lounge and Separate Kitchenette**
- **Gas Central Heating**
- **One Double Bedroom**
- **Shared Off Street Parking**
- **No Forward Chain**

A lovely one bedroom ground floor apartment offering a well-proportioned lounge and a separate kitchenette. Located to the north of the city not too far from Huntington Road, the property has excellent links with the city centre and many useful amenities nearby. The district hospital and Nestle are also just a short distance away.

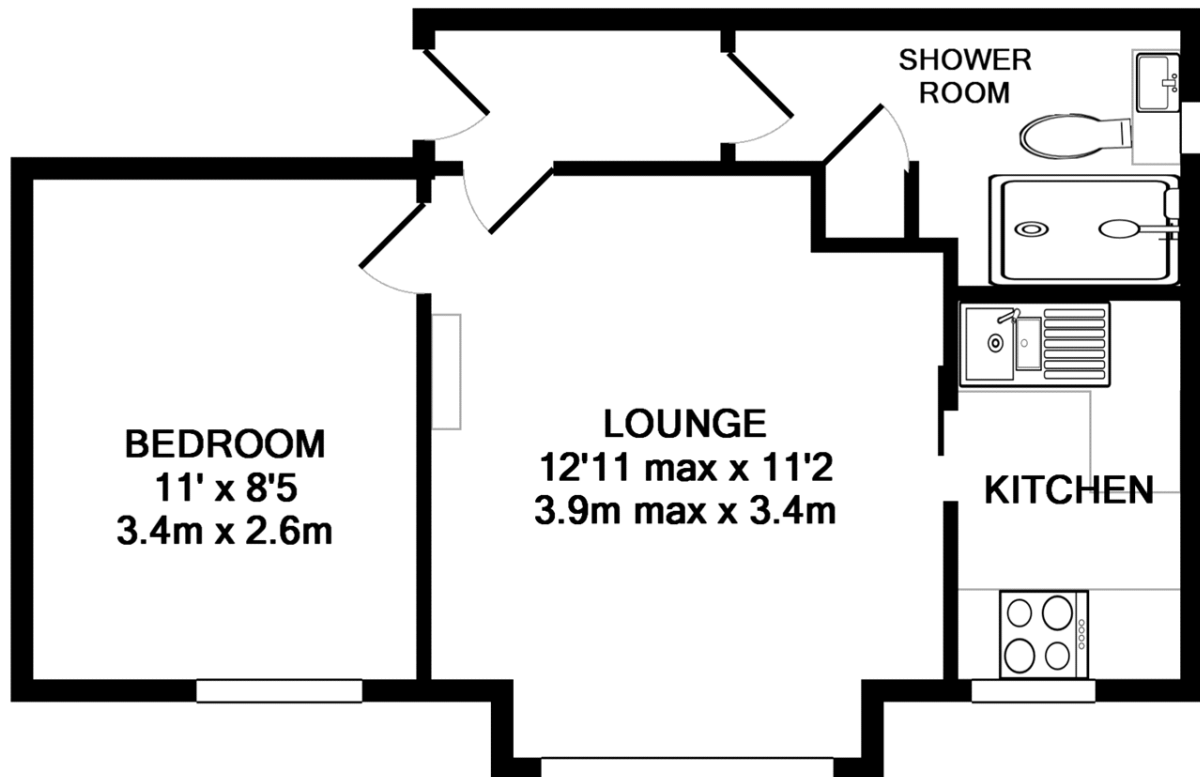
The apartment is reached via a secure communal hallway and entered via a private entrance hall. The main living space is the lounge which has an electric fire and a generous bay window. The kitchen has fitted units. The internal accommodation continues with a double bedroom and is completed with a modern shower room. There are also the advantages of gas central heating and double glazing throughout.

Outside are some lawned and paved communal areas and there is also the advantage of shared off street parking. Offered with no forward chain a viewing is recommended to appreciate the accommodation on offer.

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

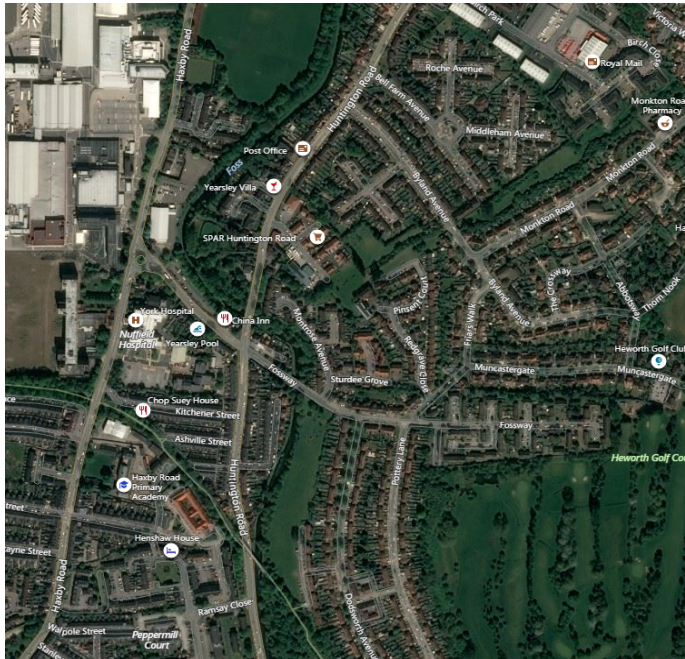
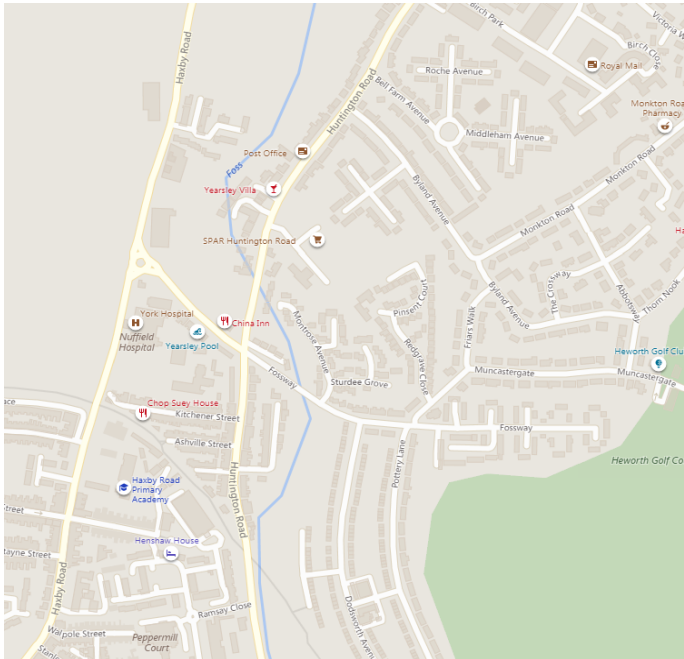
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TOTAL APPROX. FLOOR AREA 358 SQ.FT. (33.3 SQ.M.)
ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE
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Tenure: **Leasehold**
Lease Expires: **2115**
Ground Rent: **£1 Per Annum**
Service Charge: **£21.50 Per Calendar Month**
Local Authority: **City of York Council**
Council Tax: **Band A - £1,060.26 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		
(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		
(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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