

ALBEMARLE ROAD, SOUTH BANK, YORK YO23

£205,000 leasehold

2 bedroom apartment for sale

LINLEY &
SIMPSON



- **First Floor Apartment**
- **Lounge and Separate Kitchen**
- **Stunning Views of Little Knavesmire**
- **Two Double Bedrooms**
- **Allocated Parking Space**
- **No Forward Chain**

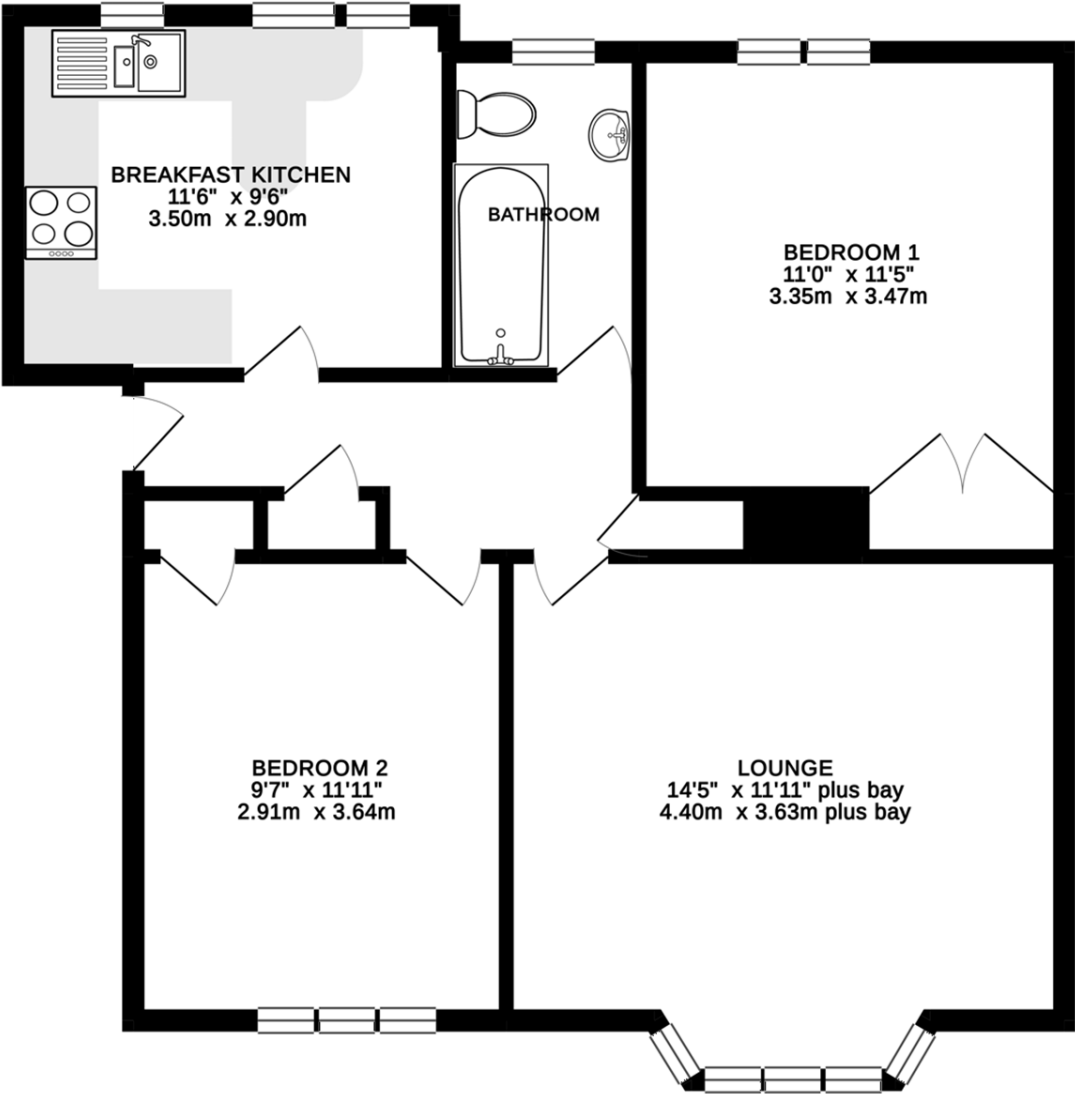
A fabulous first floor apartment featuring two double bedrooms and located in an impressive building overlooking the Little Knavesmire. Ideal for accessing the city centre and the railway station, the property is also within easy reach of Bishopthorpe Road. There is a simple route out towards the A64 and the apartment really must be viewed to appreciate the accommodation on offer.

Placed on the first floor of the development, the property is reached via a secure communal hallway and a staircase. Once inside there is a private hall with a useful storage cupboard and an intercom with control to unlock the communal door. The main living space is a generous lounge with a bay window and the best views of the Little Knavesmire. The two bedrooms are both of a good size and benefit from built-in storage cupboards. There is a wonderful breakfast kitchen with wall and base units and a built-in oven and hob, and finally there is a three piece bathroom with a shower over the bath. The apartment also boasts the advantages of double glazing, gas central heating throughout and a central fire alarm system.

Outside the property is the allocated parking space and a communal rear garden. Prior to viewing the property either internally or externally, please contact the office for further information.

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

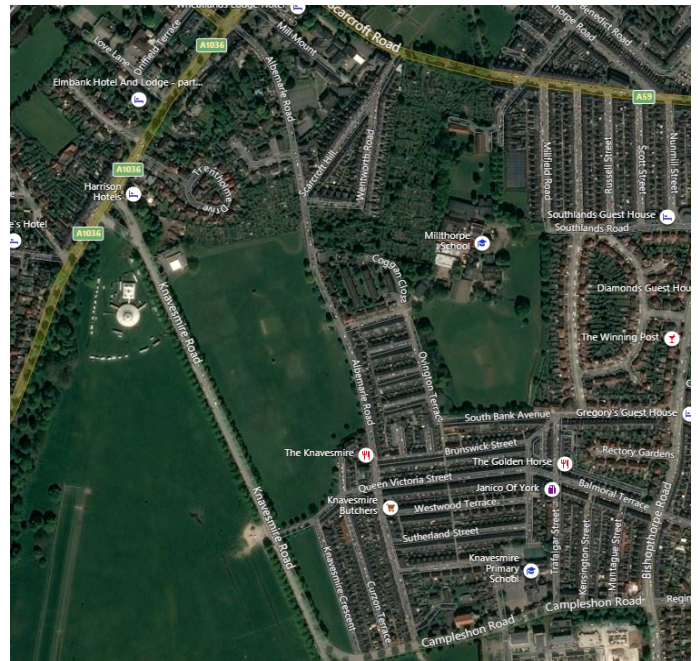
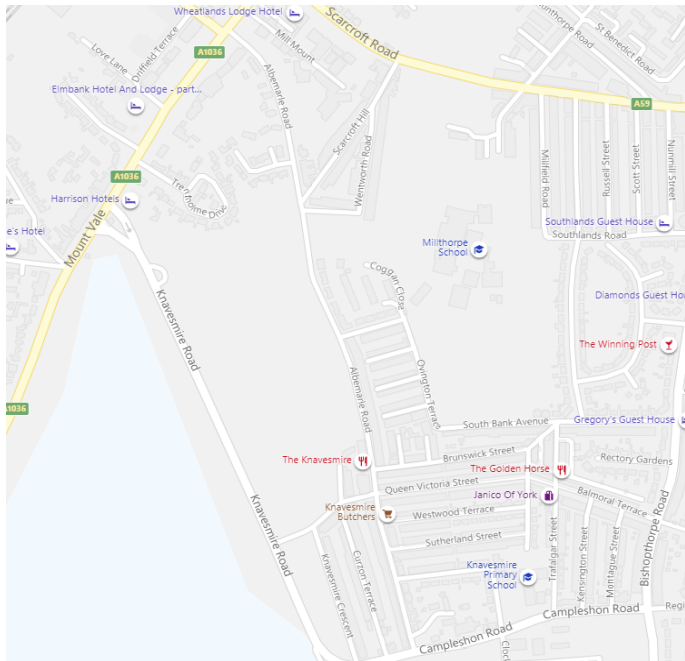




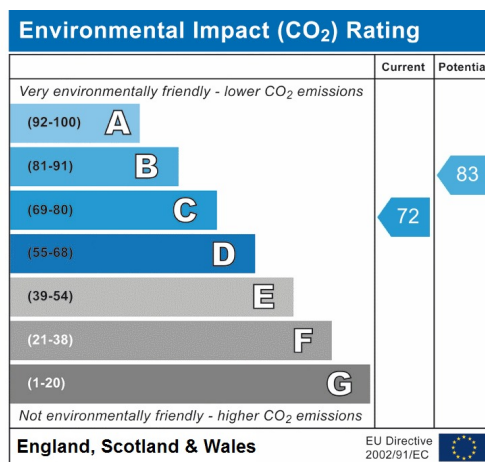
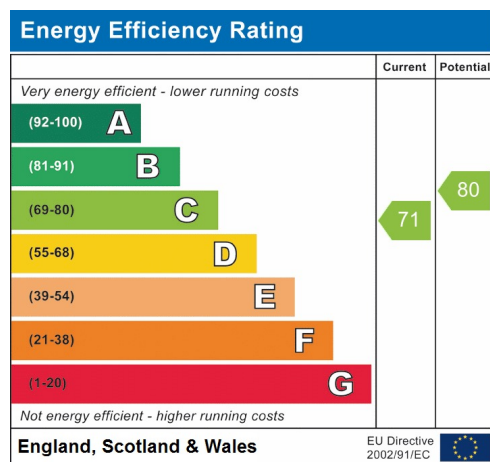
TOTAL FLOOR AREA : 679 sq. ft. (63.1 sq. m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Tenure: **Leasehold**
 Lease Expires: **3000**
 Ground Rent: **£200 Per Annum**
 Service Charge: **£770 Per Annum**
 Local Authority: **City of York Council**
 Council Tax: **Band B - £1,289.00 per year (York 2019/20)**



2 Low Ousegate
 York YO1 9QU

tel: 01904 655222
 email: york@coalters.com

www.linleyandsimpson.co.uk

Monday - Friday
 9:00am to 5:00pm
Saturday
 9:00am to 1:00pm



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