

CONSTANTINE HOUSE, FETTER LANE, YORK YO1

£175,000 leasehold

1 bedroom apartment for sale

LINLEY &
SIMPSON



- **Top Floor Apartment**
- **Secure Allocated Parking**
- **Lounge with Juliet Balcony**
- **One Bedroom and Study/Dressing Room**
- **City Centre Location**
- **No Forward Chain**

This fantastic top floor apartment is located right in the heart of the city centre, just moments away from all the bars, restaurants and attractions that York has to offer and boasts one double bedroom, a lounge, fitted kitchen, a useful study and a three piece bathroom. Placed just off Skeldergate, ideal for accessing the railway station, there are also simple routes out of the city. A viewing is highly recommended to appreciate the location on offer.

The apartment is reached via a secure communal door with an external staircase leading to the second floor. Once inside a private hallway leads down to all of the accommodation. The main living space is a well-proportioned lounge with a Juliet style balcony. The lounge also gives access to a fitted kitchen with wall and base units and a built-in oven, hob, washing machine, fridge and freezer. The property continues with a master bedroom and a study which could be used as a dressing room or many other potential uses. Finally there is a three piece bathroom with a white suite and a shower over the bath.

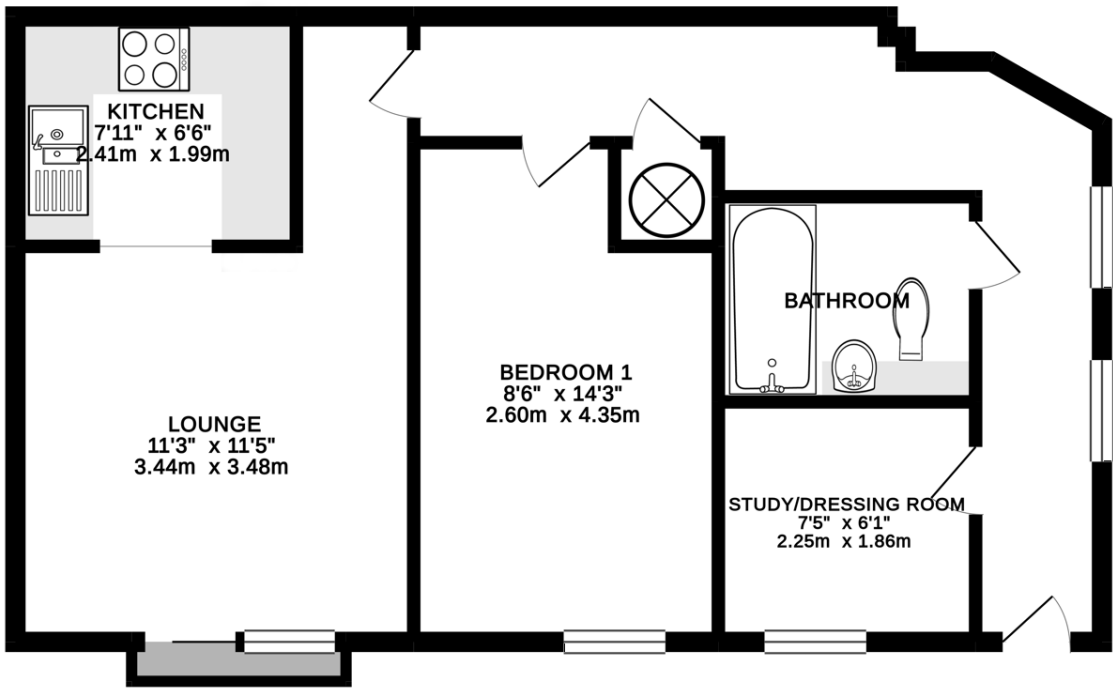
Secure allocated parking is found within a courtyard accessed with a keyfob. Offered with no forward chain. Prior to viewing the property either internally or externally, please contact the office.

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

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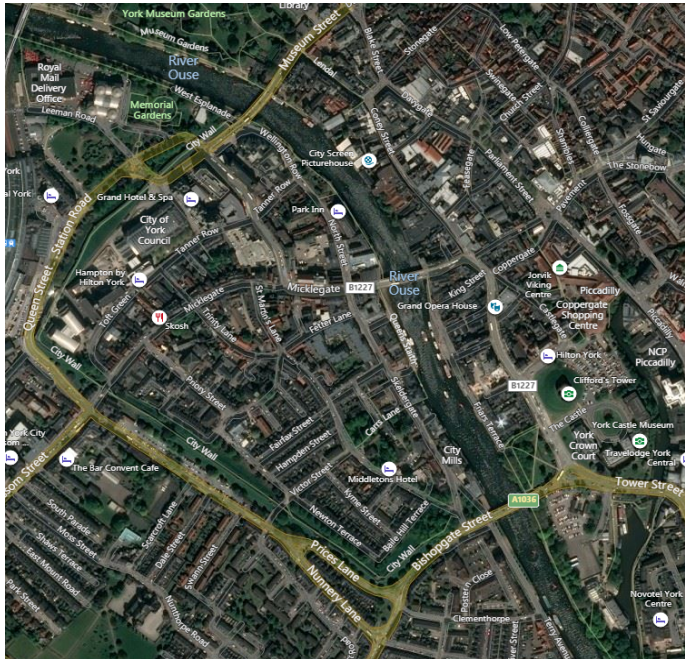
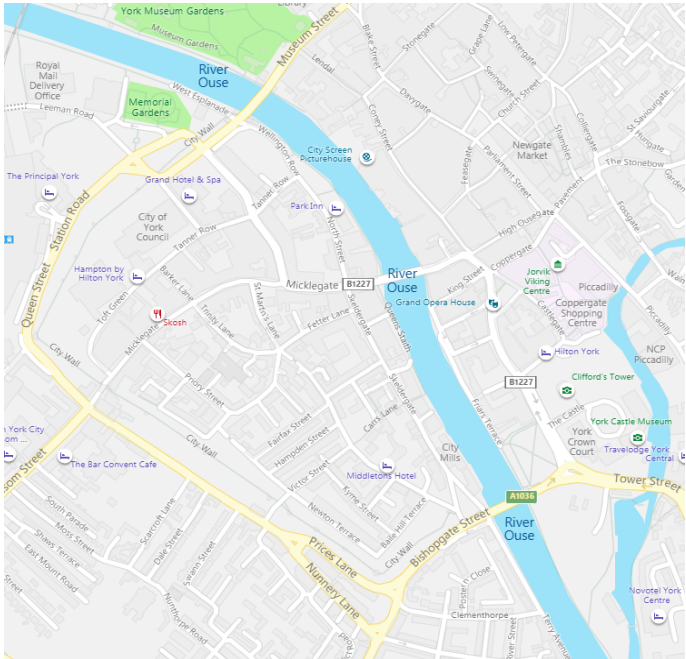
SECOND FLOOR 565 sq. ft.
(52.4 sq. m.)



TOTAL FLOOR AREA : 565 sq. ft. (52.4 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:
 Lease Expires:
 Ground Rent:
 Service Charge:
 Local Authority:
 Council Tax:

Leasehold
 3001
 £125 Per Annum
 £1204 Per Annum
 City of York Council
 Band C - £1,413.68 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	72	76
(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	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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 9:00am to 5:00pm

Saturday
 9:00am to 1:00pm



Referral fees

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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.