

VESTA HOUSE, OLYMPIAN COURT, YORK YO10

£195,000 leasehold

2 bedroom apartment for sale

LINLEY &
SIMPSON



- **First Floor Apartment**
- **Superb Open Plan Living Space**
- **Four Piece Bathroom**
- **Two Double Bedrooms**
- **Fantastic Location Close to the City**
- **Allocated Parking Space**

This impressive first floor apartment boasts two double bedrooms and a spacious open plan living area. Located in a popular development just off Lawrence Street, the property has excellent access to the city centre and is well placed for York University. A simple route is also available out towards the A64.

The apartment is reached through a secure communal hall with either a lift or a staircase leading to the first floor. Once inside there is a private hallway with a useful storage cupboard. The centrepiece of the home is the open plan lounge/diner and fitted kitchen. The lounge area is bathed in light from a large bay window. The dining area is placed next to the fitted kitchen which in turn benefits from a built-in oven, hob, fridge, freezer, washing machine and a dishwasher. The accommodation continues with the two double bedrooms and is completed with a four piece bathroom with both a separate bath and a shower cubicle. There are also the advantages of gas central heating and double glazing throughout.

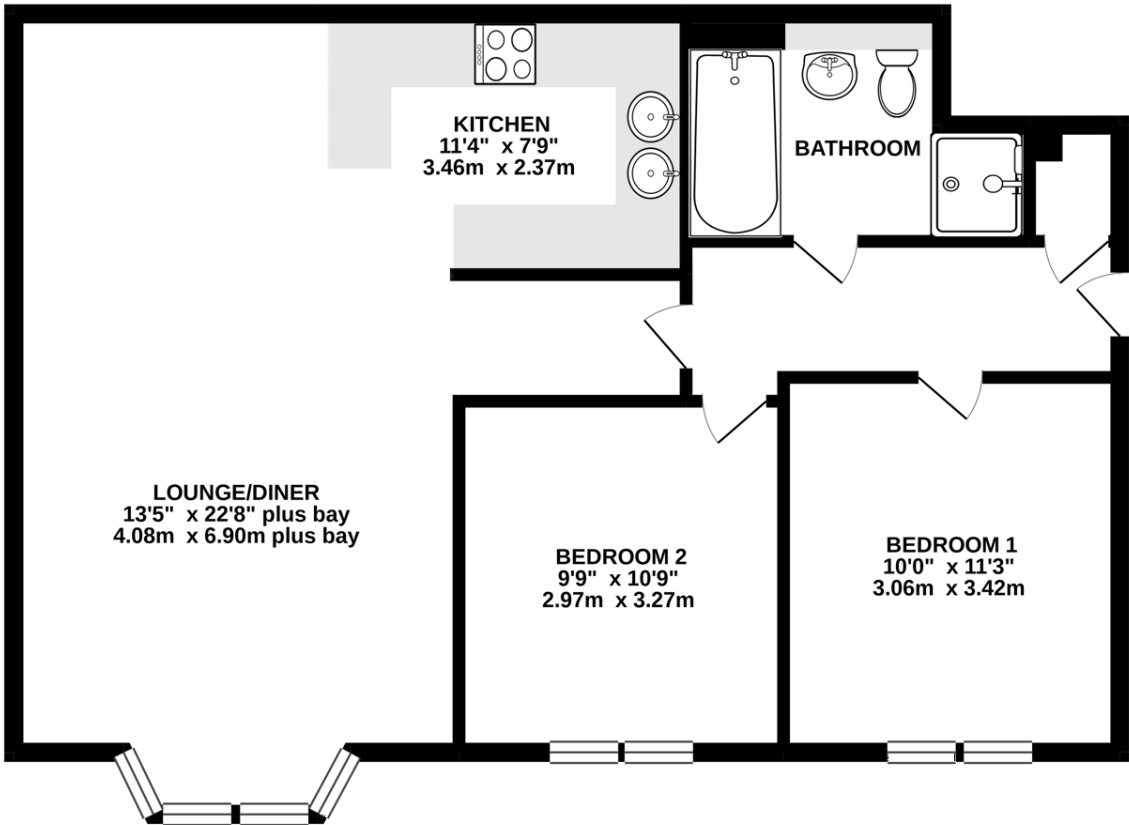
The exterior of the development features an allocated parking space and some lovely communal areas. The property would make an excellent investment opportunity or a fabulous home.

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

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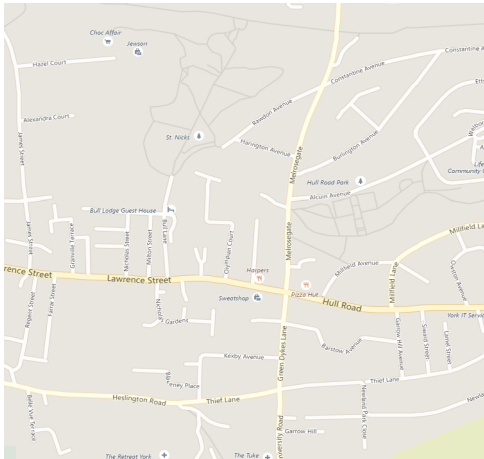
FIRST FLOOR
770 sq. ft. (71.5 sq. m.) approx.



TOTAL FLOOR AREA : 770 sq. ft. (71.5 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: **2104**
Ground Rent: **Included in Service Charge**
Service Charge: **£131.52 Per Month**
Local Authority: **City of York Council**
Council Tax: **Band C - £1,473.15 per year (York 2019/20)**

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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Conveyancing

We routinely refer buyers to a panel of conveyancers and offer a complimentary value-add conveyancing comparison service. This service is provided to help you get legally prepared for purchase. Please note, information is provided for your convenience only and we do not recommend or endorse any third-party providers or services. You can decide whether you choose to deal with this panel of conveyancers. Should you decide to use one of the panel conveyancers, we will receive a referral fee of £250 from them for recommending you to them. You will need to enter into separate legal agreements with any third parties you engage, and we encourage you to read the terms and conditions of service and privacy policies of any service provider you instruct to assist you with your house sale (and purchase if applicable). Full details of the referral payment will be confirmed within the Client Care letter of the chosen panel member.

Mortgage Advice Bureau (MAB)

We routinely refer buyers to MAB. You can decide whether you choose to deal with MAB. Should you decide to use MAB, Linley and Simpson Group will receive a payment of £250 from MAB for recommending you to them.

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