

THE OLD FRUIT WAREHOUSE, PENLEYS GROVE STREET, YORK YO31

£152,000 leasehold

1 bedroom apartment for sale



- **Ground Floor Apartment**
- **Allocated Parking Space**
- **Gas Central Heating**
- **One Double Bedroom**
- **Investment Opportunity**
- **No Forward Chain**

This wonderful ground floor apartment is located just a short distance from the city centre and benefits from an allocated parking space. Located just off Monkgate, the property is part of a unique development of four apartments and is offered with no forward chain. Offering parking and close proximity to the city centre this would be ideal as an investment opportunity.

The property is reached through a secure communal hallway. Once inside an entrance hallway with a storage cupboard gives access to the rest of the internal accommodation. There is a generous lounge and a separate fitted kitchen with a built-in oven and hob. The apartment continues with a double bedroom and is completed with a three piece bathroom.

Externally there is access to the allocated parking space. There are also the huge advantages of gas central heating and double glazing throughout. A viewing is recommended to appreciate the accommodation on offer.

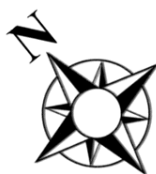
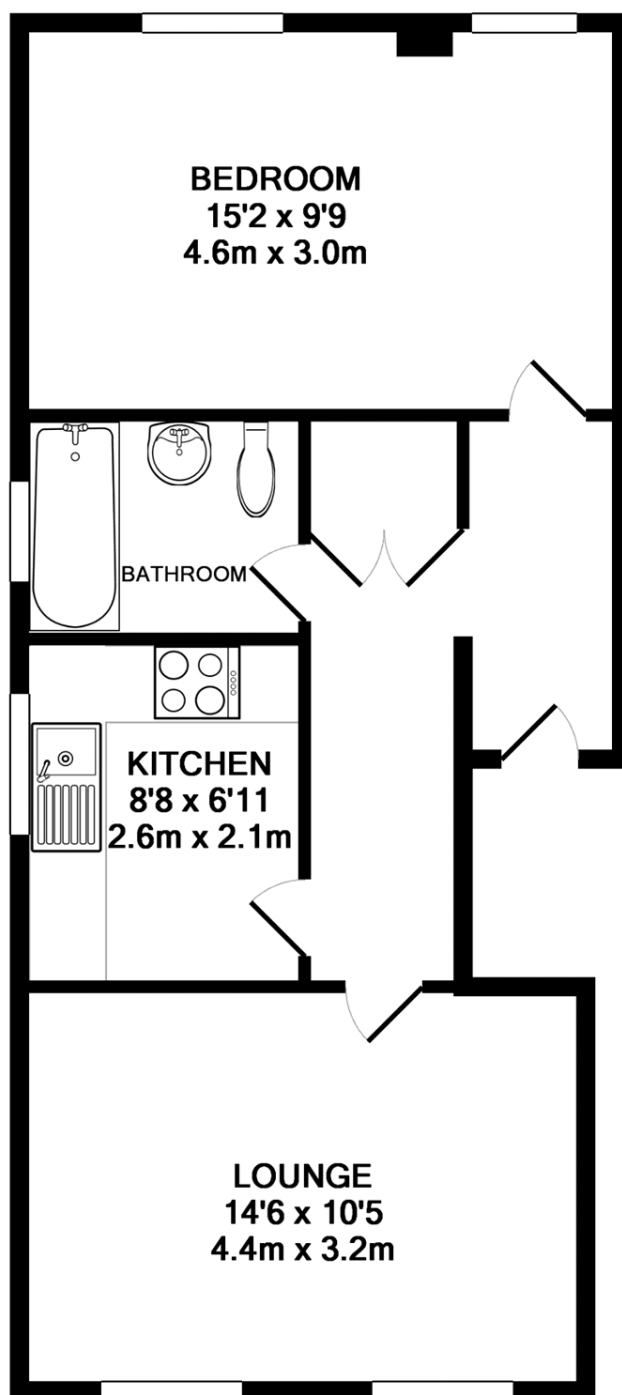
Call **01904 655222** to view this property, or visit **linleyandsimpson.co.uk** for more details

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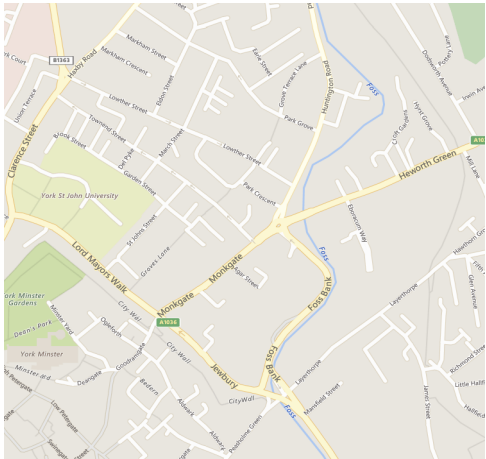
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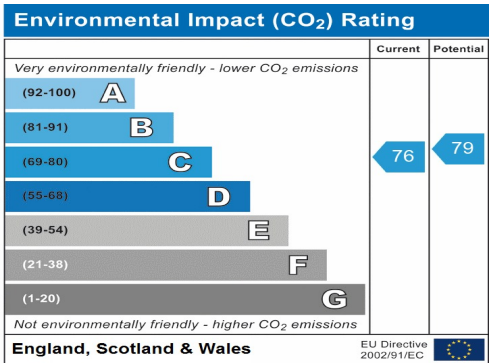
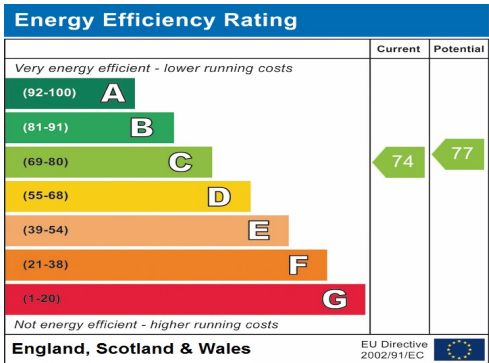


TOTAL APPROX. FLOOR AREA 508 SQ.FT. (47.2 SQ.M.)
ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE
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Tenure: **Leasehold**
Lease Expires: **2120**
Ground Rent: **Included in Service Charge**
Service Charge: **£1200 Per Annum**
Local Authority: **City of York Council**
Council Tax: **Band B - £1,236.97 per year (York 2018/19)**



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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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.

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.