



CENTURION SQUARE,
SKELDERGATE, YORK, YO1 6DE

£175,000

1 BEDROOM APARTMENT

EPC Rating: D

LINLEY &
SIMPSON

A spacious one bedroom top floor apartment set in a hugely popular modern development right in the heart of the city centre. Ideal for accessing the railway station, the property is just a short stroll from all the attractions and amenities the city has to offer. There is also an easy route out of the city centre.

The apartment is reached via a secure communal area with either a lift or a staircase leading to the fourth floor. Once inside there is an entrance hallway with access to a useful storage cupboard housing a hot water tank. The centrepiece of the home is an open plan lounge/diner and fitted kitchen. There is ample space for both living and dining and the kitchen area features a range of wall and base units and a built-in oven and hob. The accommodation then continues with a large double bedroom and is completed with a three piece bathroom with a white suite and a shower over the bath. There are also the advantages of electric heating and double glazing throughout.

Outside the development are some impressive communal gardens with lawned areas and mature planted beds.

The apartment really must be viewed to appreciate the location on offer and the space available both inside and outside. Ideal as a home within the city walls, the property would also make an excellent investment opportunity. For details on both the current and long term potential rental income, please contact the office.

The property is connected to a mains electricity supply, with mains water supplied by Yorkshire Water. The broadband types available in the area are standard and ultrafast. Mobile availability at the property is covered by all four major suppliers. Please either check the Ofcom website or contact the office for specific details and suppliers available, for both broadband and mobile.

This is a leasehold property. The lease is 125 years from 1/1/2005. The ground rent is £250 per annum. There is a review period every 25 years with the next review in 2030. The latest service charge was £1700 per annum.

Communal Entrance

Secure entrance door and either lift or staircase to reach fourth floor.

Entrance Hall

Entrance door, electric panel heater and cupboard housing hot water tank and consumer unit.

Lounge/Diner and Open Plan Kitchen

18'9" x 13'7" (5.72m x 4.14m) Window and electric panel heater.

Fitted kitchen with range of wall and base units, work surfaces, sink, built-in electric oven, hob, extractor and space for washing machine.

Bedroom

14'8" x 13'2" (4.47m x 4.01m) Two windows on two elevations and electric panel heater.

Bathroom

Three piece suite with bath with shower over, sink, W.C. and heated towel rail.

Exterior

Communal garden with lawned areas and mature planted beds.

Material Information

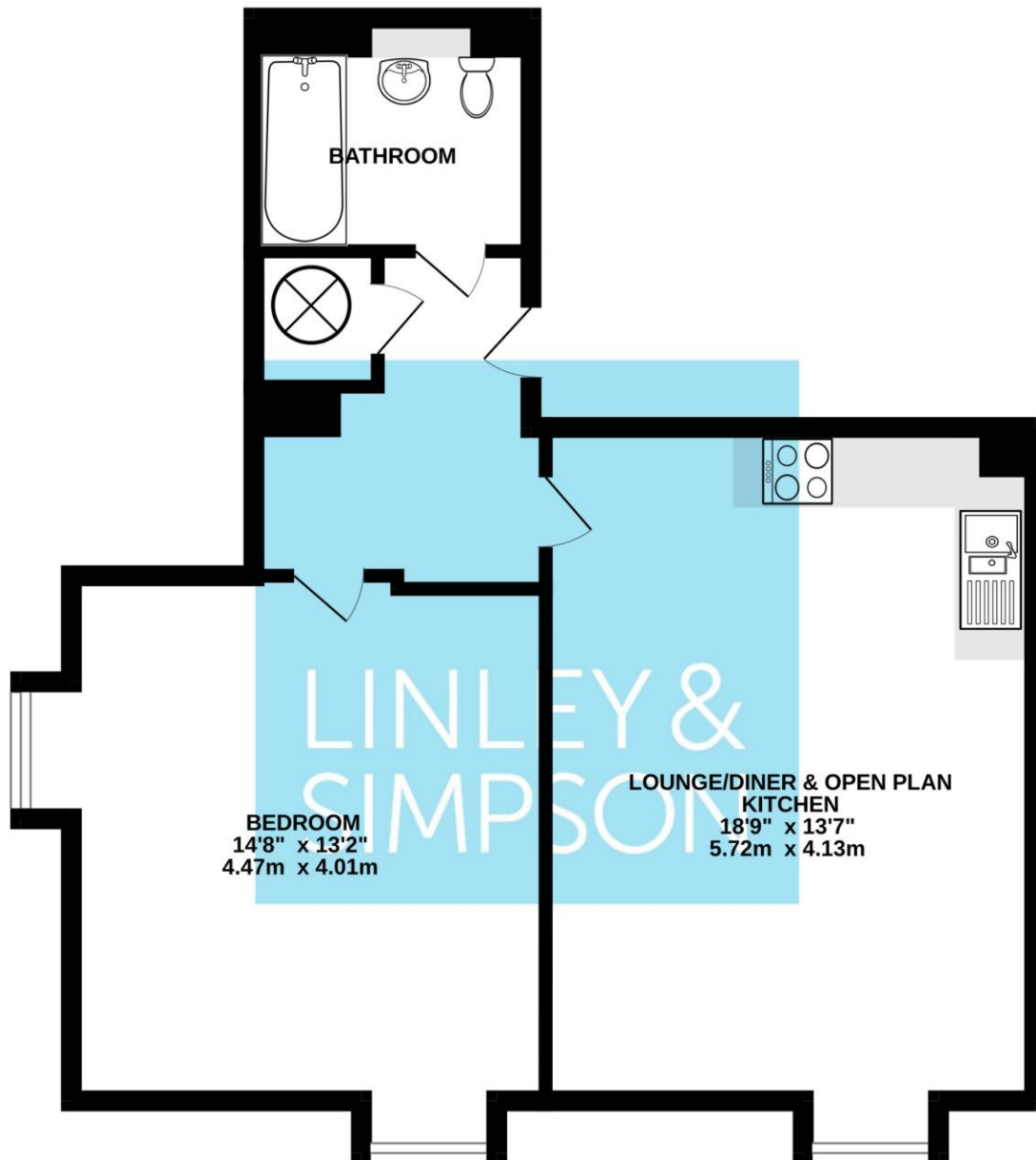
Leasehold.

Council tax band C.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	67 D	
39-54	E		
21-38	F		
1-20	G		

FOURTH FLOOR
596 sq.ft. (55.4 sq.m.) approx.



TOTAL FLOOR AREA : 596 sq.ft. (55.4 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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AGENTS NOTE:

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider.

Floorplan and measurements – All measurements are approximate and not to scale. For illustrative purposes only.