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LINLEY & SIMPSON







BOOTHAM PLACE, BOOTHAM ROW, YORK, YO30 7DU

£225,000

2 BEDROOM GROUND FLOOR APARTMENT
EPC Rating: C

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An impressive two bedroom ground floor apartment located just a stone's throw from the city centre in a popular modern development. Ideal for city living, there are ample amenities close by and the railway station is also just a short stroll away. There is also a simple route heading out of the city towards the outer ring road.

Perfect as a home close to the city centre, the property would also make an excellent investment opportunity. For details on the long term potential rental income, please contact the office.

The apartment is reached through a secure communal hallway. Once inside there is an entrance area with access to a useful utility cupboard housing a washing machine. The main living space boasts an open plan lounge and fitted kitchen. The living area has windows overlooking a communal garden and the kitchen has a built-in oven, hob and a fridge with a freezer drawer. There is ample space for both living and dining. The accommodation then continues with a main double bedroom and a smaller second bedroom which would also make an excellent space to work from home. Finally there is a three piece bathroom with a white suite and a shower over the bath. There are also the advantages of gas central heating and double glazing.

Outside the property is access to a central communal garden within the development. No parking comes with the property.

Please be aware the photos shown were taken before the current tenants moved in.

This is a leasehold property. The lease is 999 years from 1/1/2002. The current ground rent is £420 per annum. The latest service charge is £1667 per annum.

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

Communal Entrance
Secure entrance door and access to communal garden.

Entrance Hall
Entrance door and access to storage/utility cupboard with space for washing machine.

Lounge/Diner and Open Plan Kitchen
17'9" x 16'1" (5.4m x 4.9m) Windows to front and side elevations.

Fitted kitchen offers wall and base units, work surfaces, sink, built-in oven, hob and fridge with freezer drawer.

Bedroom 1
13'11" x 8'11" (4.24m x 2.72m) Window to rear elevation.

Bedroom 2
6'7" x 9'4" (2m x 2.84m) Window to rear elevation.

Bathroom
Three piece suite with bath with shower over, sink and W.C.

Material Information
Leasehold.
Council tax band C.

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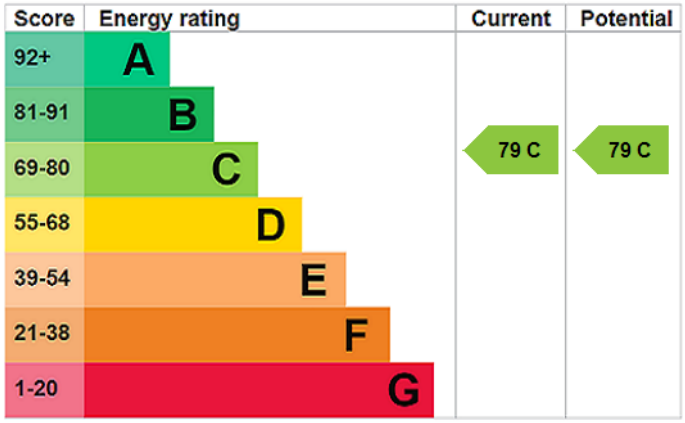




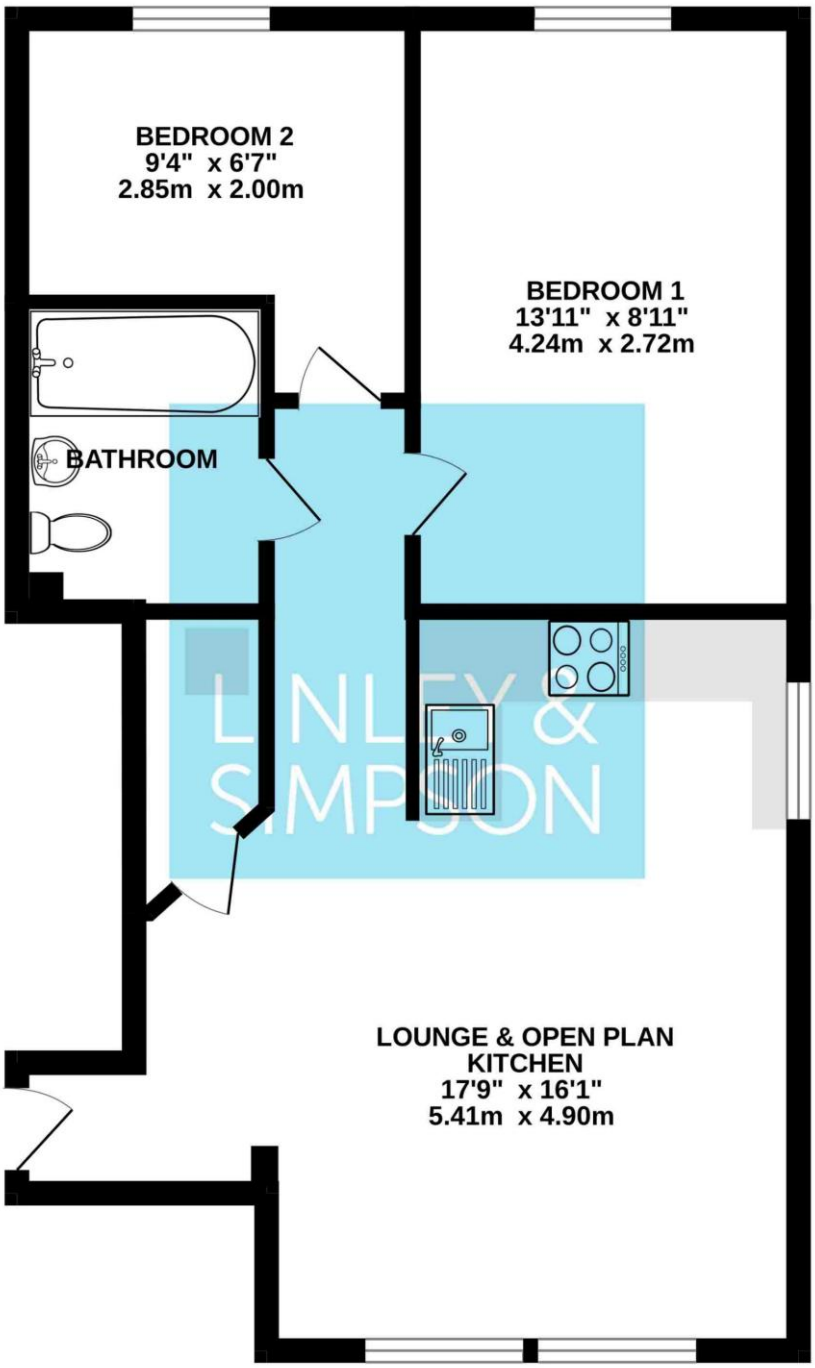








GROUND FLOOR
545 sq.ft. (50.6 sq.m.) approx.



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.