



Barbican Mews, York, North Yorkshire

Guide Price: £135,000

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This contemporary two-bedroom first-floor apartment offers stylish, low-maintenance living in a highly desirable York location. With a well-designed layout and modern features throughout, it is ideally suited to first-time buyers, investors, or those seeking a conveniently located home close to the city's amenities.

Upon entering the property, you are welcomed by a central hallway that provides access to all rooms, creating a practical sense of space and flow. The bright and spacious lounge enjoys a large double window overlooking the front of the property, allowing plenty of natural light to fill the room. Neutrally decorated, this versatile living space is perfect for both relaxing and entertaining.

The fitted kitchen is equipped with a range of modern units, along with an electric oven and hob, providing everything needed for everyday cooking and meal preparation. To the rear of the apartment, the principal bedroom is a generously sized double room offering a peaceful setting and pleasant outlook. The second bedroom is also well-proportioned and benefits from a rear-facing window, making it an ideal guest bedroom, home office, nursery, or additional storage space.

The bathroom is fitted with a modern suite and includes a shower over the bath, catering to both bathing and showering preferences. Practical storage has been thoughtfully incorporated, with a built-in cupboard beneath the sink and an additional storage cupboard positioned near the WC.

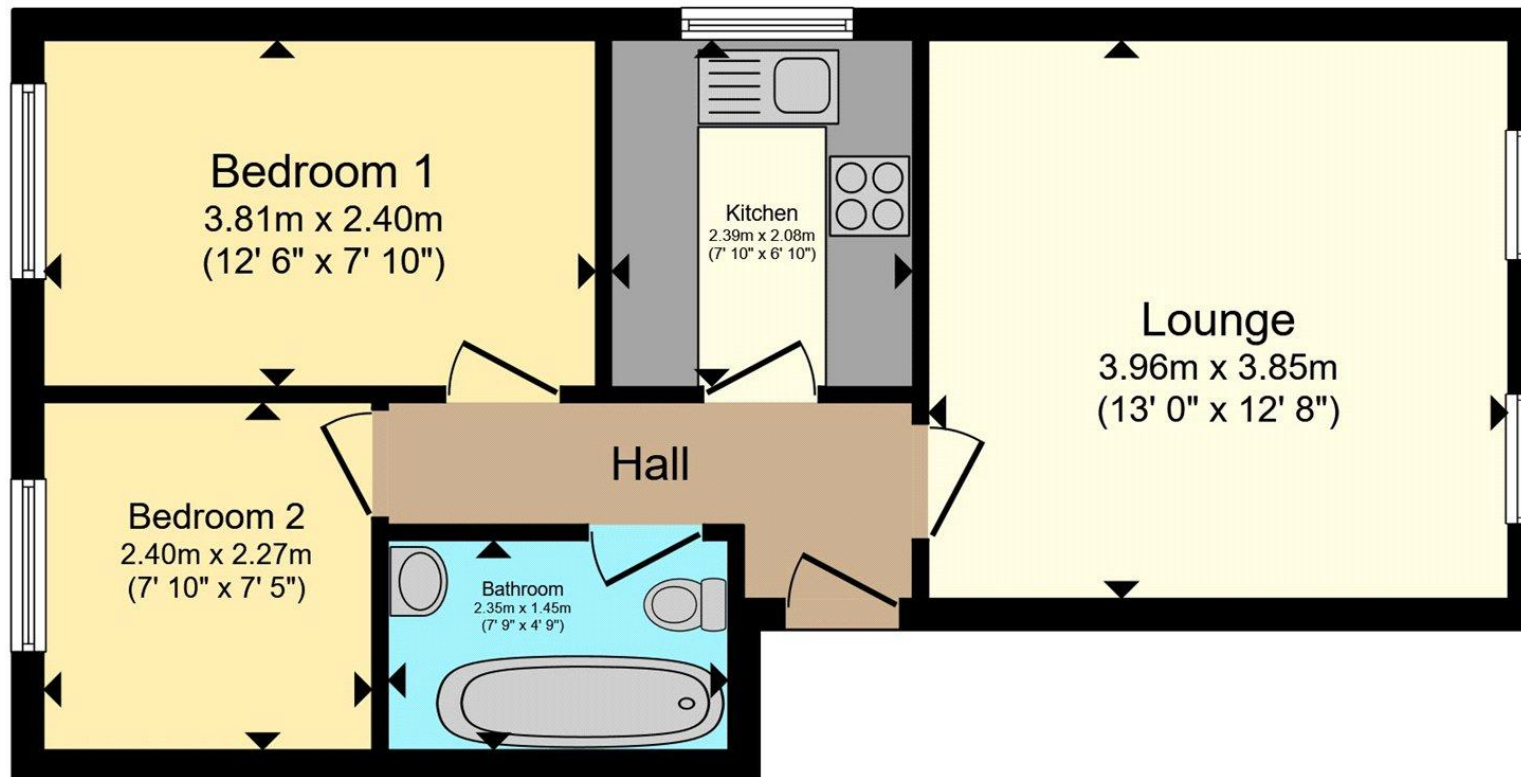


Combining comfortable accommodation with an excellent location, this attractive two-bedroom apartment presents an ideal opportunity for first-time buyers stepping onto the property ladder, while also offering strong appeal as an investment purchase.

The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee. This being 4.5% of the purchase price including VAT, subject to a minimum of £6,600.00 including VAT. The Reservation Fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability.

Buyers will be required to go through an identification verification process with iamsold and provide proof of how the purchase would be funded. This property has a Buyer Information Pack which is a collection of documents in relation to the property. The documents may not tell you everything you need to know about the property, so you are required to complete your own due diligence before bidding. A sample copy of the Reservation Agreement and terms and conditions are also contained within this pack.

The buyer will also make payment of £300.00 including VAT towards the preparation cost of the pack, where it has been provided by iamSold.



Total floor area 43.8 m² (471 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by PropertyBox





Council Tax Band: **B**

Tenure: **Leasehold**

Service Charge: **£764**

Years Left on Lease: **968**

Ground Rent: **£25**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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