



MASTERS MEWS, COLLEGE COURT, TADCASTER ROAD, YORK, YO24 1UG

£200,000

2 BEDROOM APARTMENT

EPC Rating: C

LINLEY &
SIMPSON

- **Generous Second Floor Apartment**
- **Two Double Bedrooms with Built-in Storage**
 - **Spacious Open Plan Living Area**
- **Lounge/Diner with French doors and Juliet Balcony**
 - **Fitted Kitchen with Built-in Oven and Hob**
- **Three Piece Bathroom and En-Suite Shower Room**
 - **Electric Heating and Double Glazing**
 - **Popular Modern Development**
- **Allocated Parking Space and Shared Visitor Parking**
 - **Excellent Access to A64 and Beyond**

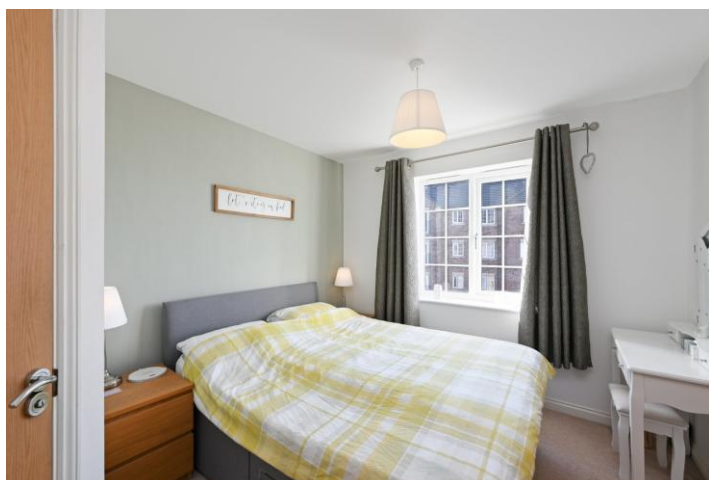
Featuring the huge advantage of an allocated parking space, this impressive two bedroom apartment offers generous living accommodation including a large open plan living area, a three piece bathroom and an additional en-suite shower room. Placed in a fantastic contemporary development the property has good links with the city centre and excellent access onto both the A64 and the outer ring road. There are also amenities close by including a major supermarket, just a stone's throw away.

The well-presented home is reached through a secure communal hallway with a staircase leading up to the second floor. Once inside there is a private hall with immediate access to a cupboard housing a hot water tank. The centrepiece of the home is the open plan lounge/diner and fitted kitchen. The living area is bathed in light from a set of south facing French doors with a Juliet style balcony. The kitchen area has a range of wall and base units, a built-in oven, a hob and spaces for a fridge/freezer, a washing machine and a dishwasher. The internal accommodation then continues with a primary bedroom with fitted wardrobes and access to the three piece en-suite shower room. There is a second double bedroom which would also make an excellent space to work from home and this room also has a built-in wardrobe. Finally the apartment is completed with a three piece bathroom with shower over the bath. There are also the benefits of electric heating, double glazing throughout and the property is council tax band C.

Outside the development is the allocated parking space. There is also visitor parking available on a first come first served basis and secure bicycle storage is available. Nearby are some delightful communal gardens.

The property is connected to a main electricity supply and mains water is supplied by Yorkshire Water. The broadband types available in the area are standard, superfast 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 1/1/2012. The ground rent is £197.67 per annum. The latest service charge is £65.57 per calendar month. There is also a green belt charge of £185 per annum.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	78 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

SECOND FLOOR
661 sq.ft. (61.4 sq.m.) approx.



TOTAL FLOOR AREA : 661 sq.ft. (61.4 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.