

**The Old Mill, Lady Pecketts Yard, York  
£220,000**

This beautifully presented studio apartment is situated in the heart of York City Centre and offers a characterful space, with the benefit of no forward chain.



The property is accessed via a communal entrance with lovely double doors with glass panes above, set with period style brick to the exterior of the building. Shared with just three other properties, this is a small and secure development, tucked away down Lady Peckett's Yard.



Ascending to the third floor of the building you will find the entrance to this bright and airy studio, with doors leading to the main lounge and bedroom space, the house bathroom and handy storage cupboard.



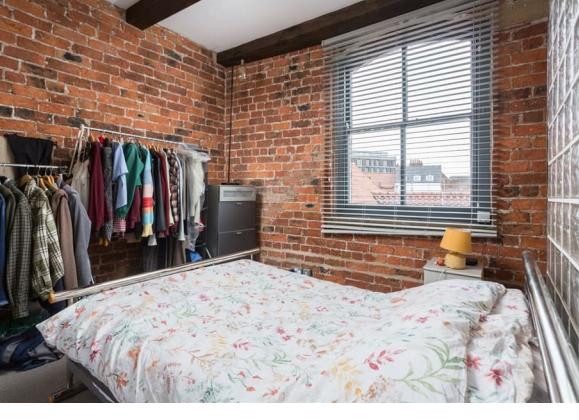
Leading into the kitchen diner / lounge area there is an abundance of natural light provided by the large arched sash-windows, space for lounge seating and for a dining table and chairs. With double doors leading onto a pretty Juliet balcony this is a great hosting space with wide views of all York City Centre has to offer.



Overlooking the rear of the property is the New-York style kitchen consisting of fitted metallic base units as well as an electric oven, gas hob and space for a fridge freezer and washing machine and is finished with a stainless steel sink with mixer tap over and slate tiles to set this area apart from the lounge.



Separated by panelled glass walls for privacy is the bedroom area, accommodating a double bed and clothes rails and is oozing with character with exposed brickwork & beams, with another large sash window.



Completing the internal accommodation is the house bathroom briefly comprising of - a low flush W/C, a traditional style pedestal hand wash basin with Victorian taps and a panelled bath with shower over.



Situated in the heart of York, the property offers city-centre living in an enviable period yet trendy studio apartment. Found just off Fossgate, there is a huge choice of independent coffee shops, restaurants, delicatessens and so much more found right on the doorstep.



Being offered is a great opportunity for investors and working professionals - having such a selection of attractive attributes, the property is sure to appeal.

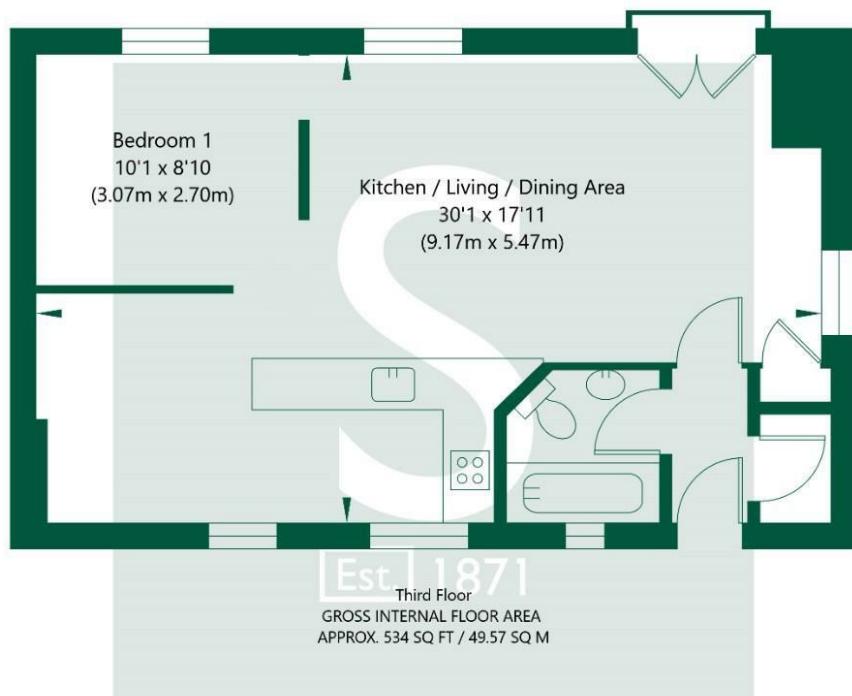
### Agents Note

Leasehold Information:

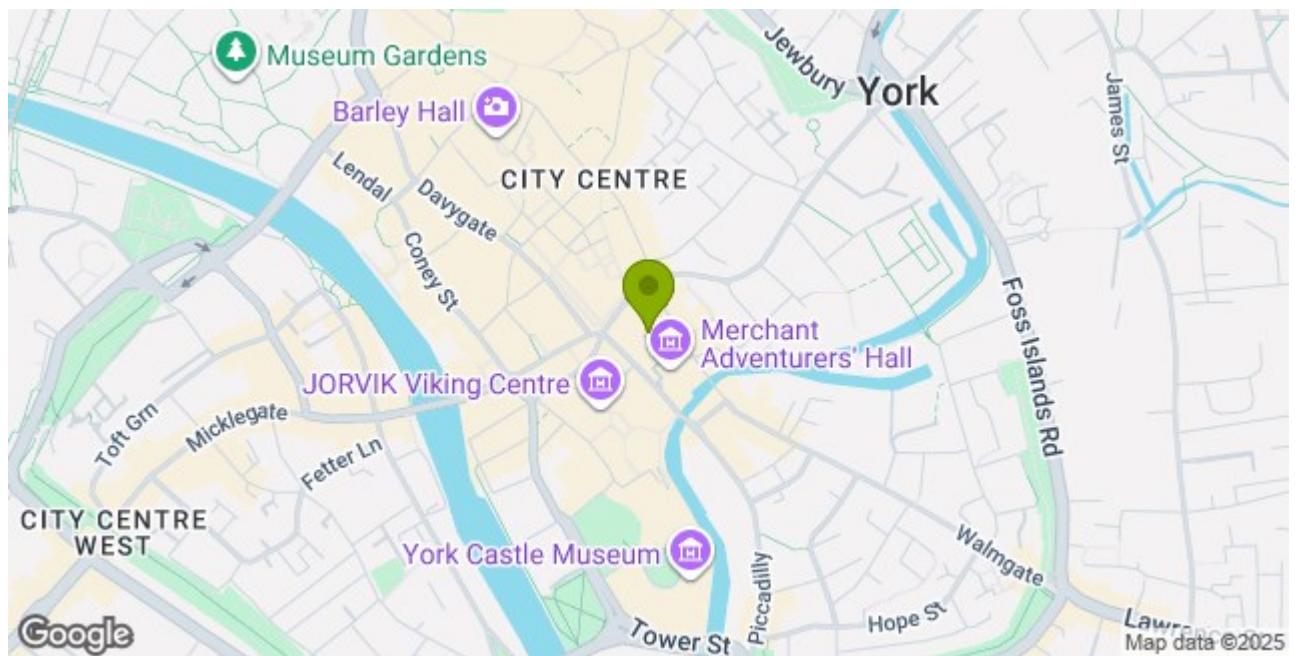
Length Of Lease - 125 years from 2008

Service Charge - £2103.00 per annum

Ground Rent - £0.00 (peppercorn)



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 534 SQ FT / 49.57 SQ M  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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Stephensons

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Partners

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Associates

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