



Agar Court, Monkgate, York Price Guide £175,000

ATTENTION FIRST TIME BUYERS AND INVESTORS

Top floor one bedroom apartment within a few minutes walk of the city centre with private parking and no onward chain.



Stephensons are please to offer for sale this one bedroom top floor apartment, situated within the heart of York City Centre, only a few minutes walk from shop and restaurants. The property is accessed via a communal staircase and entered via a solid wood panelled front door into a small internal hallway with doors off to all the Apartment's accommodation.



To one end of the apartment is the kitchen and living area. The well portioned living area boasts a large window offering minster views and allowing plenty of natural light into the room. The kitchen benefits from a range of wall and base units, built in over with 4 ringed electric hob and space for a fridge freezer as well as and under the counter washing machine.

To the opposite end of the Apartment can be found a double bedroom with large dormer window over looking the carpark to the rear of the building. To the outside the property benefits from one allocated parking spot as well as a useful storage shed accessed through the carparking area.



Tenure: Leasehold. 98 Years remaining on the lease. Service Charge circa £798pa, Ground Rent £0. Holiday lets are not permitted.

Services: All services connected

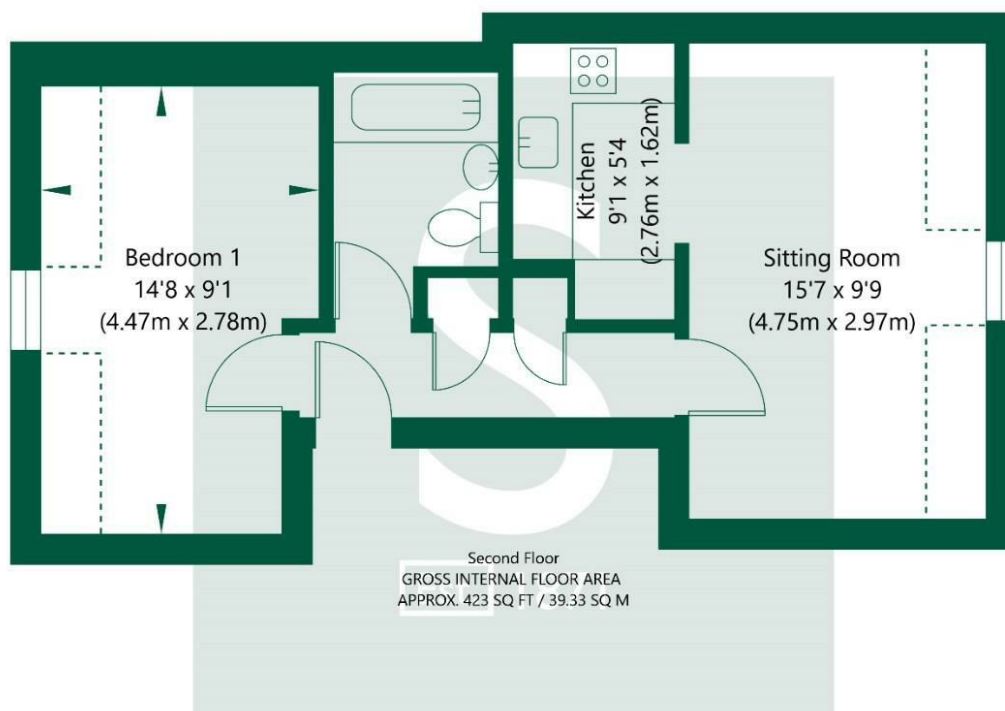
EPC Rating: 77 (C)

Council Tax: York – Band B

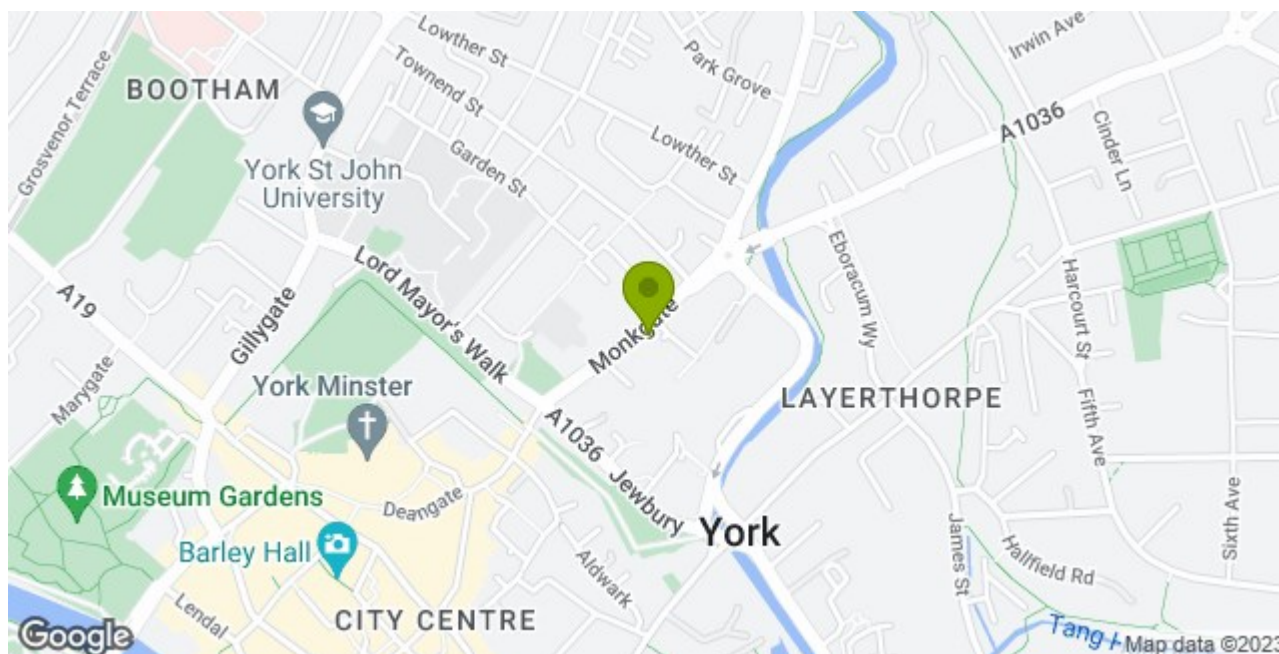
Viewings: Strictly via the selling agent 01904 625533



Agar Court, York, YO31 7PQ



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 423 SQ FT / 39.33 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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Stephensons

York	01904 625533
Knaresborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
Easingwold	01347 821145
York Auction Centre	01904 489731
Haxby	01904 809900

Partners

J F Stephenson MA (cantab) FRICS FAAV
I E Reynolds BSc (Est Man) FRICS
R E F Stephenson BSc (Est Man) MRICS FAAV
N J C Kay BA (Hons) pg dip MRICS
O J Newby MNAEA
J E Reynolds BA (Hons) MRICS
R L Cordingley BSc FRICS FAAV
J C Drewniak BA (Hons)

Associates

CS Hill FNAEA
N Lawrence

