



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 pleased 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.

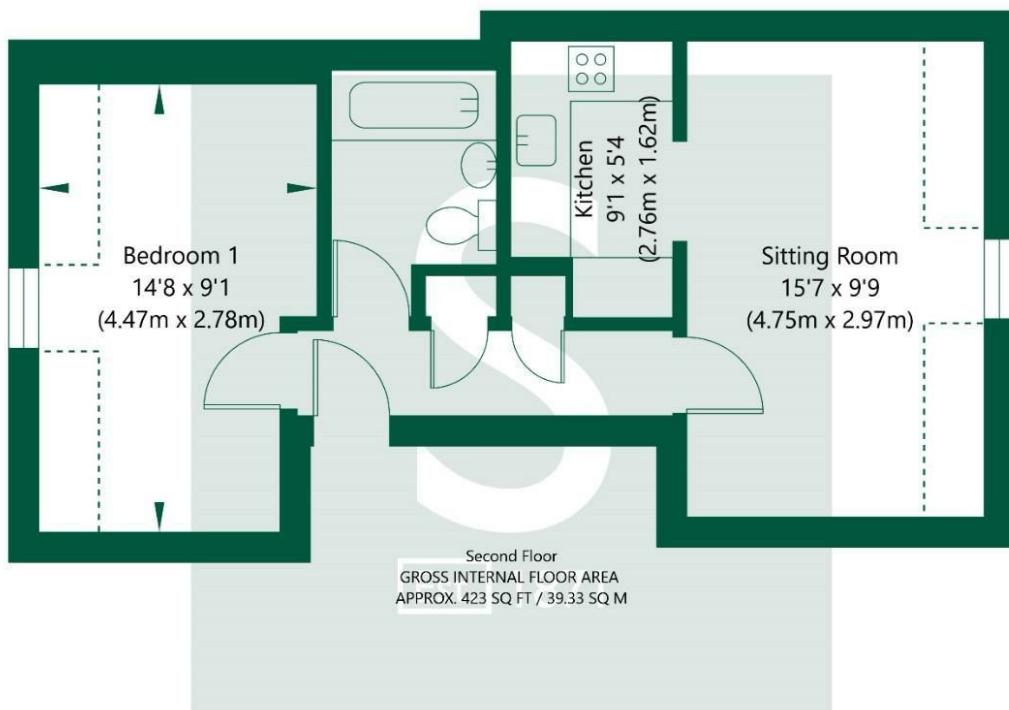
Services: All services connected

EPC Rating: 77 (C)

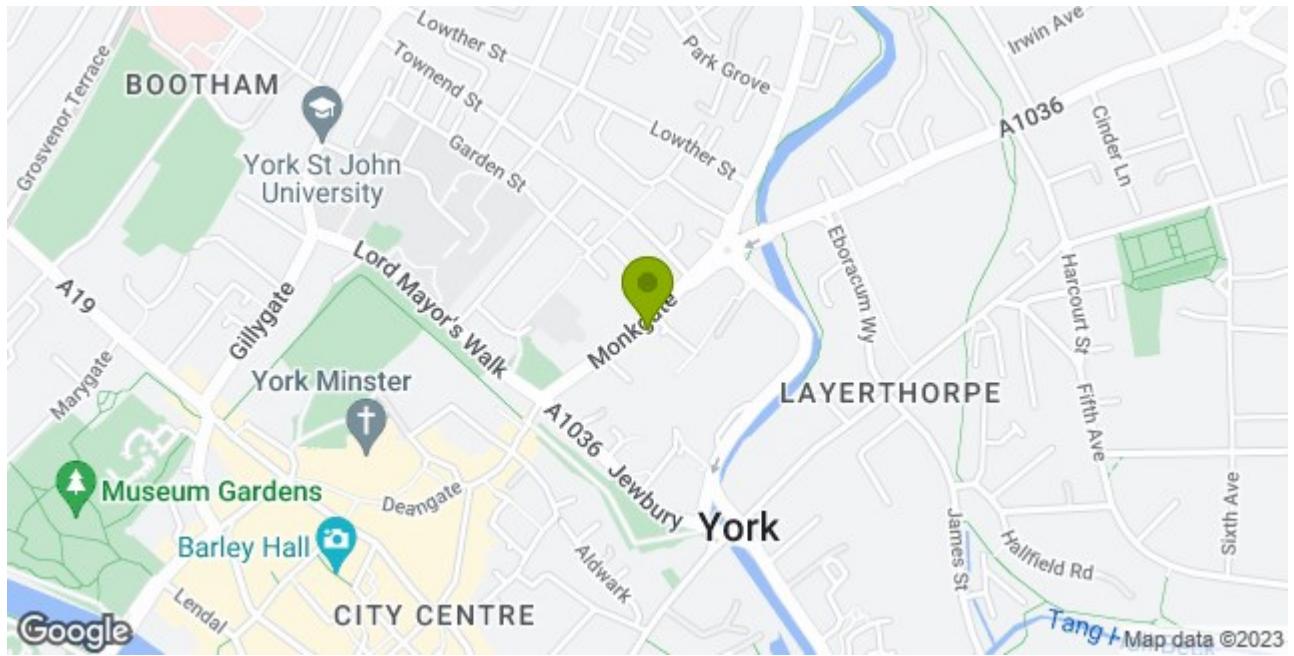
Council Tax: York - Band B

Viewings: Strictly via the selling agent 01904 625533





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

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Knaresborough	01423 867700
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