



30 Trafalgar House, Piccadilly, York, Yorkshire, YO1 9QP

£185,000


YORK'S INDEPENDENT LOCAL ESTATE AGENT

- No onward chain
- Includes a secure designated parking space
- Situated within the Piccadilly Plaza development
- Secure parking area
- Council Tax Band: C
- One-bedroom second-floor apartment with a Juliet balcony
- Prime central location, just moments from York's bustling city centre
- Ideal for professionals or investors
- Internal viewing strongly recommended
- EPC: B82

THE PROPERTY


NO ONWARD CHAIN!

A ONE BEDROOM SECOND FLOOR APARTMENT WITH JULIET BALCONY AND A SECURE DESIGNATED CAR PARKING SPACE, located in this central and convenient location with York's bustling streets moments away.

Set within the Piccadilly Plaza development and offering securely gated entry into both the site and property; this apartment offers quaint and peaceful living accommodation perfect for professionals or investors. Internally, the property benefits from a spacious entrance hall with separate storage cupboard, large living/dining room with doors to Juliet balcony, a good sized kitchen with fitted units and integral appliances, double bedroom and three piece bathroom.

To the outside is secure garage parking together with communal gardens and bike/ bin storage.

An internal viewing is strongly recommended.

Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A	82	84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

ACCOMMODATION

Entrance Hallway

Bathroom
6'11" x 5'7"

Bedroom
11'6" x 8'6"

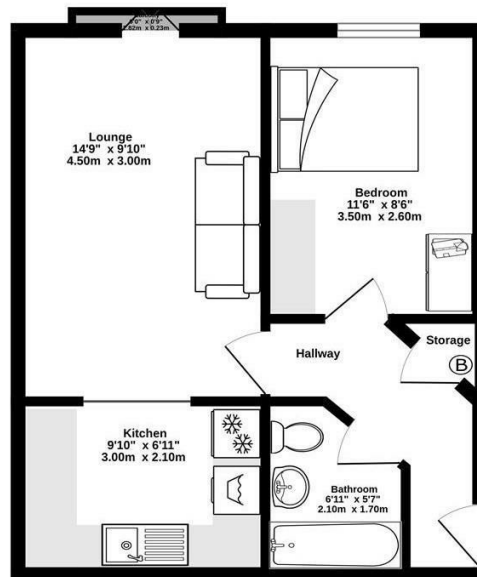
Living Room
14'9" x 9'10"

Kitchen
9'10" x 6'11"

Agents Note

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our branch for further details.

403 sq.ft. (37.5 sq.m.) approx.



TOTAL FLOOR AREA: 403 sq.ft. (37.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any errors, omissions or mis-statements. 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 is given as to their operability or efficiency can be given.

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