



Flat 1 99 Nunnery Lane

York, YO23 1EQ

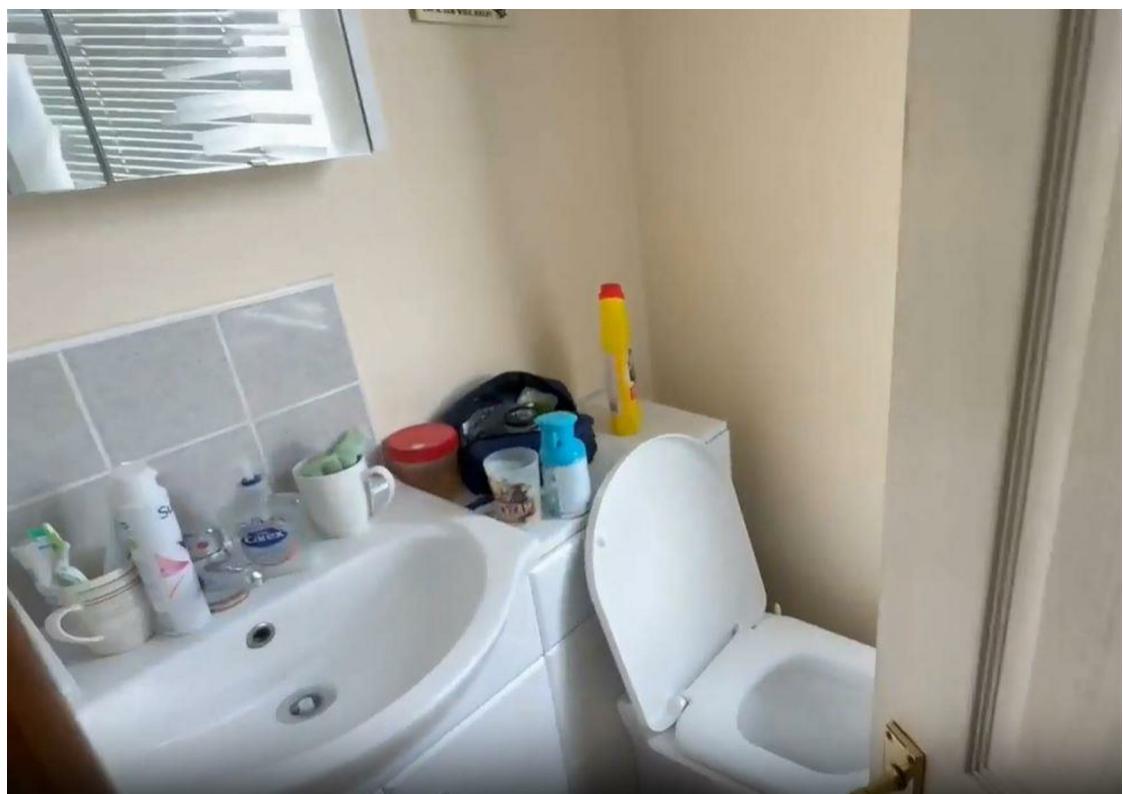
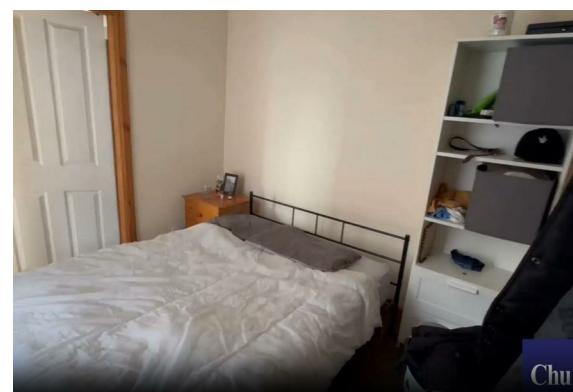
Guide Price £145,000

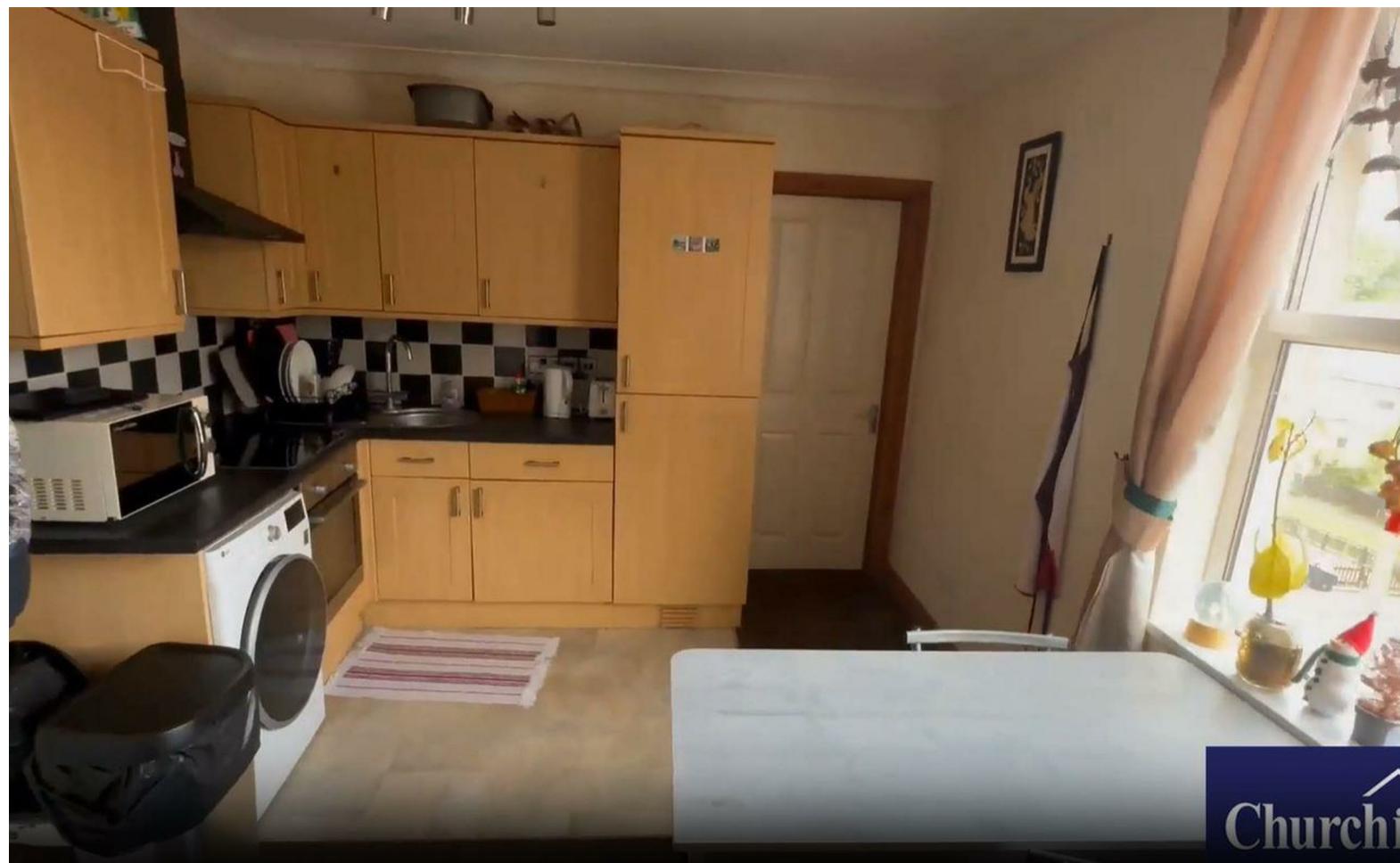


SUITABLE FOR FIRST TIME BUYERS  
AND INVESTMENT BUYERS.

A 2 bedroom apartment set within this converted period property within a few minutes walk of the city centre and the railway station and just around the corner from the popular Bishy Road shopping parade.

The property is currently on a shorthold tenancy agreement with an income of just under £10,000 per annum and would make an ideal purchase for first time buyers, professionals and investment buyers alike. The property is accessed through a secure communal hallway and comprises open plan living kitchen 2 bedrooms (one double and one single) both with en suite shower rooms.

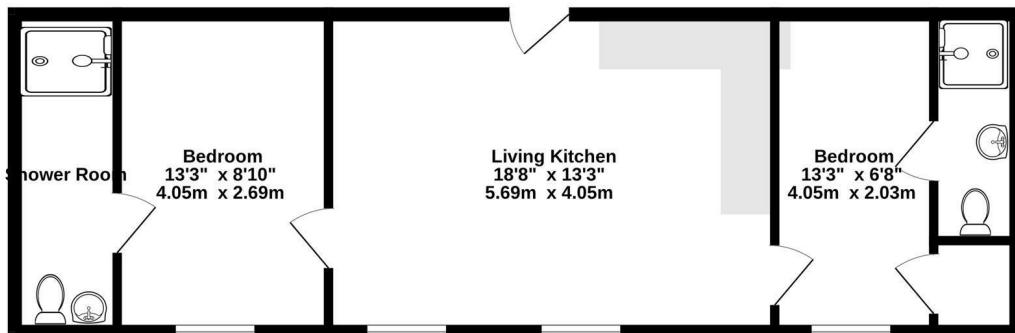




Churchill

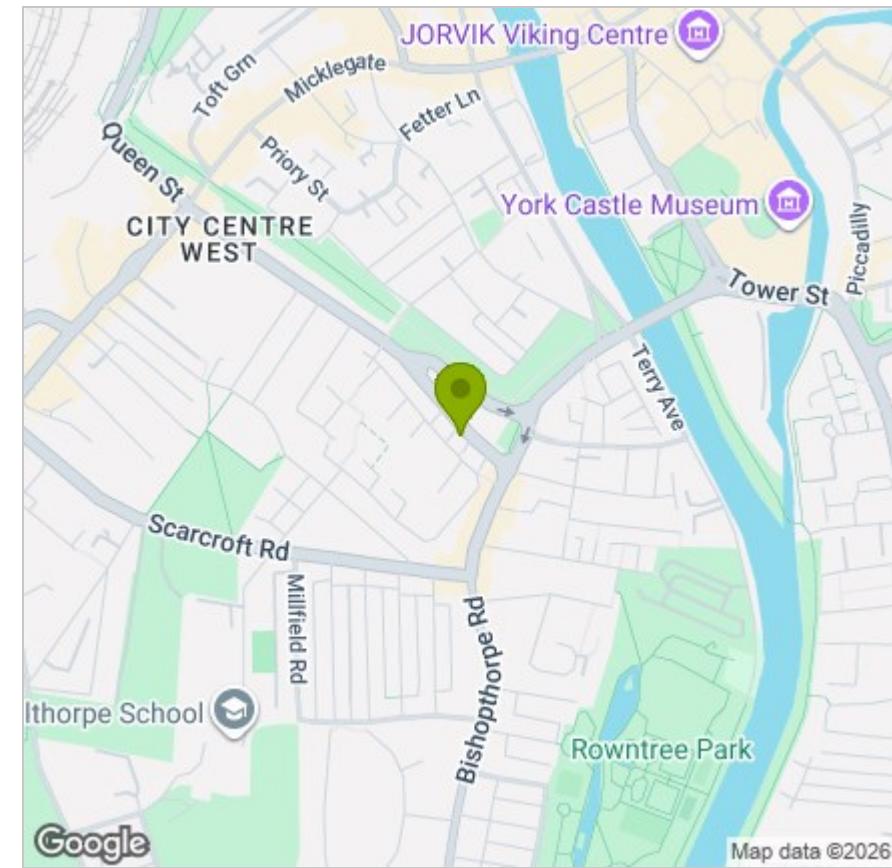
## FLOOR PLAN

Flat 1 Second Floor



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, symbols and fixtures and fittings have not been tested and no guarantee as to their operability or efficiency can be given.  
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## LOCATION



## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	63	63
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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