



22 Vesta House Olympian Court
York, YO10 3UN
Offers Over £215,000

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NO FORWARD CHAIN – AN EXCELLENT INVESTMENT OPPORTUNITY WITH A 6% RETURN.

Churchills are delighted to present this first-floor, two double bedroom apartment, ideally located just off Lawrence Street. The property offers convenient access to York's historic city centre and the University of York.

The spacious accommodation comprises a communal entrance with stairs to all floors, a private entrance hallway, and an open-plan living and kitchen area complete with fitted appliances. There are two generously sized double bedrooms and a modern bathroom suite.

Additional benefits include uPVC double glazing, central heating, and an allocated parking space.

Early viewing is highly recommended to fully appreciate the quality and potential this apartment has to offer.

Communal Entrance

Entrance door, stairs to all floors

Entrance Hall

Entrance door, double panelled radiator, power points, built in storage cupboard

Living/Dining Area

17'7" x 14'1" (5.36m x 4.29m)

Three double glazed windows to front, double panelled radiator, TV point, power points, recessed spotlights

Kitchen area

9'7" x 9'11" (2.92m x 3.02m)

Fitted wall and base units incorporating stainless steel sink and drainer, integrated fridge freezer, dishwasher and washing machine, double panelled radiator, power points

Bedroom 1

9'7" x 9'11" (2.92m x 3.02m)

Double glazed window to rear, double panelled radiator, power points





Bedroom 2

9'3" x 8'2" (2.82m x 2.49m)

Double glazed window to rear, double panelled radiator, power points

Bathroom

5'6" x 6'4" (1.68m x 1.93m)

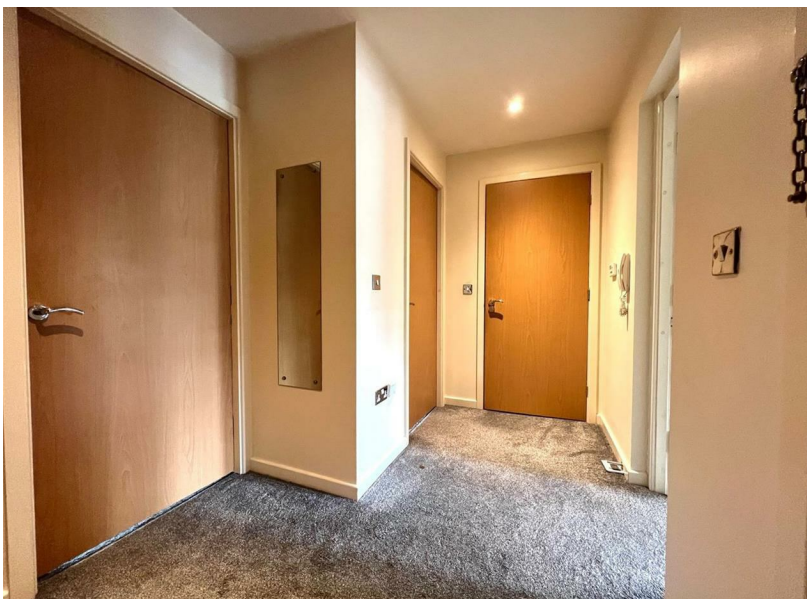
Panelled bath with mains shower over, pedestal wash hand basin, low level WC, double panelled radiator, recessed spotlights, extractor fan, tiled walls

Externally

Designated parking space, communal areas, bin and bike stores

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 sales transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our office for further details.

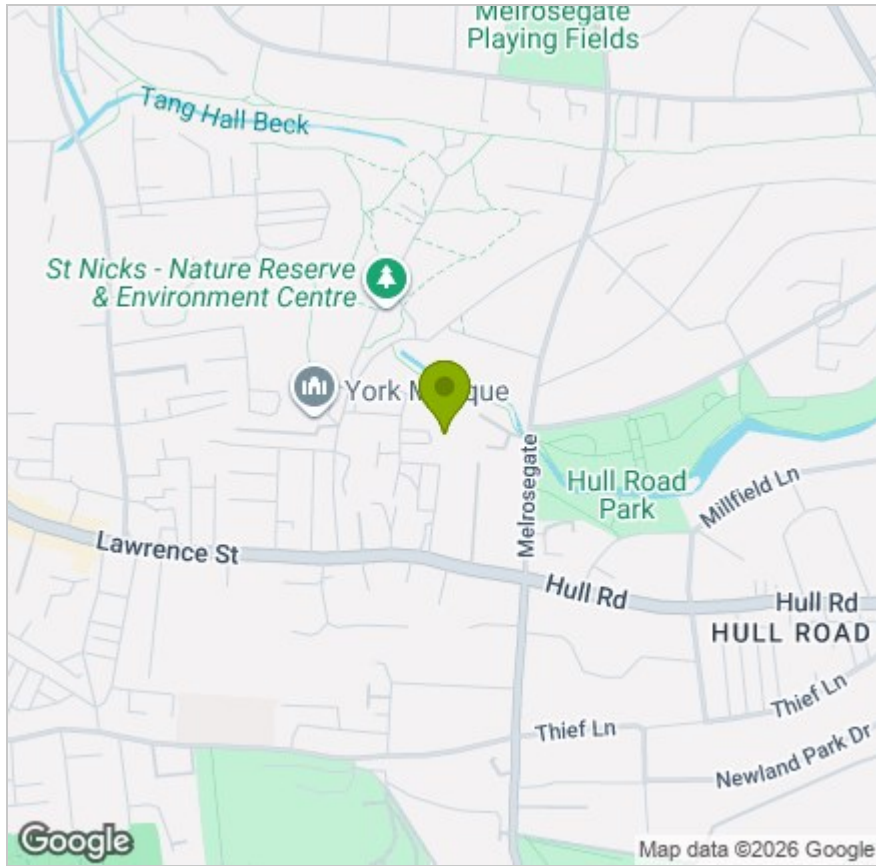


FLOOR PLAN



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

LOCATION



EPC

