



31 Middleton House Lady Anne Court Skeldergate

York, YO1 6DT

£230,000



NO ONWARD CHAIN!

Part of this premium development off Skeldergate and within York's historic walls, we are delighted to offer for sale this impressive one bedroom second floor apartment with designated parking close to the city centre, River Ouse and Rowntree Park. This gated community also has well presented communal gardens and plenty of bike storage. Internally it comprises: entrance hallway, lounge, with Juliet Balcony, fitted kitchen, good sized double bedroom with fitted wardrobes and three piece bathroom. To the outside there is designated parking with visitor spaces accessed by an electric gate, communal gardens, bin and bike stores. Internal viewing is strongly recommended. Please call Churchills Estate Agents today.

Entrance Hallway

Entrance door, carpeted floors, electric heater, door to

Lounge

15'9" x 12'8" (4.80m x 3.86m)

Double glazed window to Juliet Balcony, uPVC window to side, electric night storage heater, additional wall-mounted electric heater, carpeted floors, television points, power points

Kitchen

9' x 8'1" (2.74m x 2.46m)

Fitted wall and base units with counter tops stainless steel sink and drainer with mixer tap, built in washer/dryer, oven and hob, fridge, vinyl flooring, power points, recessed spotlights

Bedroom

11'3" x 9'9" (3.43m x 2.97m)

uPVC window to side, electric heater, fitted wardrobes, carpets, power points





Bathroom

6'5" x 5'10" (1.96m x 1.78m)

Panelled bath with mixer shower head over, pedestal wash hand basin, low level w.c, carpeted floors, electric heater, shaver point, spotlights

To the outside

Designated parking space, visitor areas, communal gardens, bin and bike stores. Lease and Service Charge to be advised.

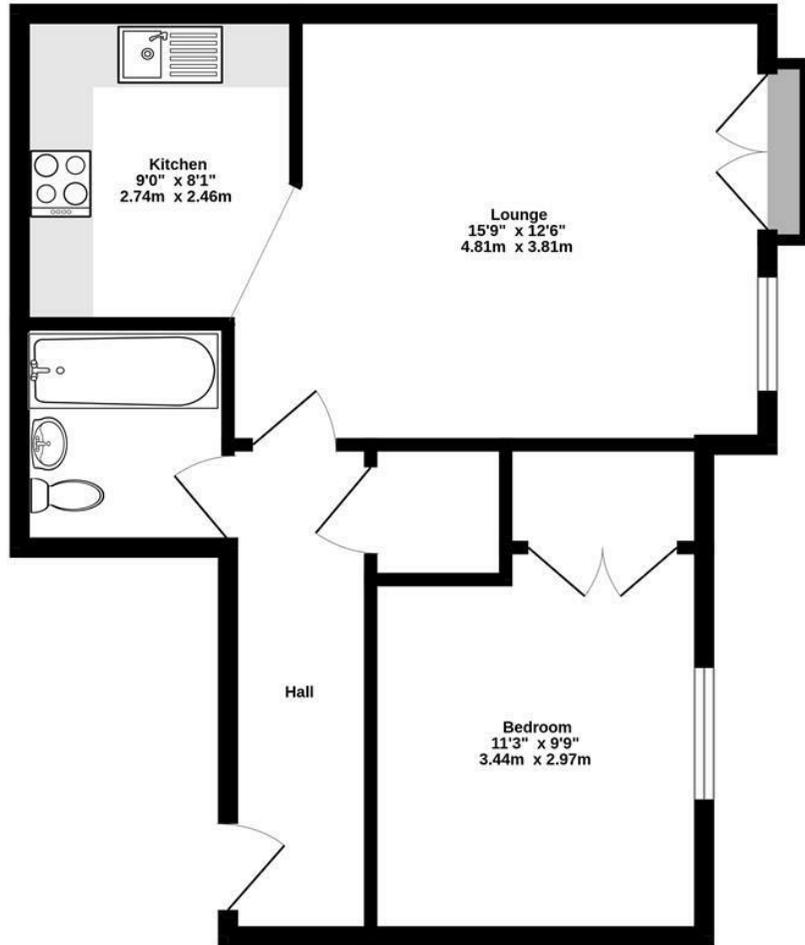
Agents notes:

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

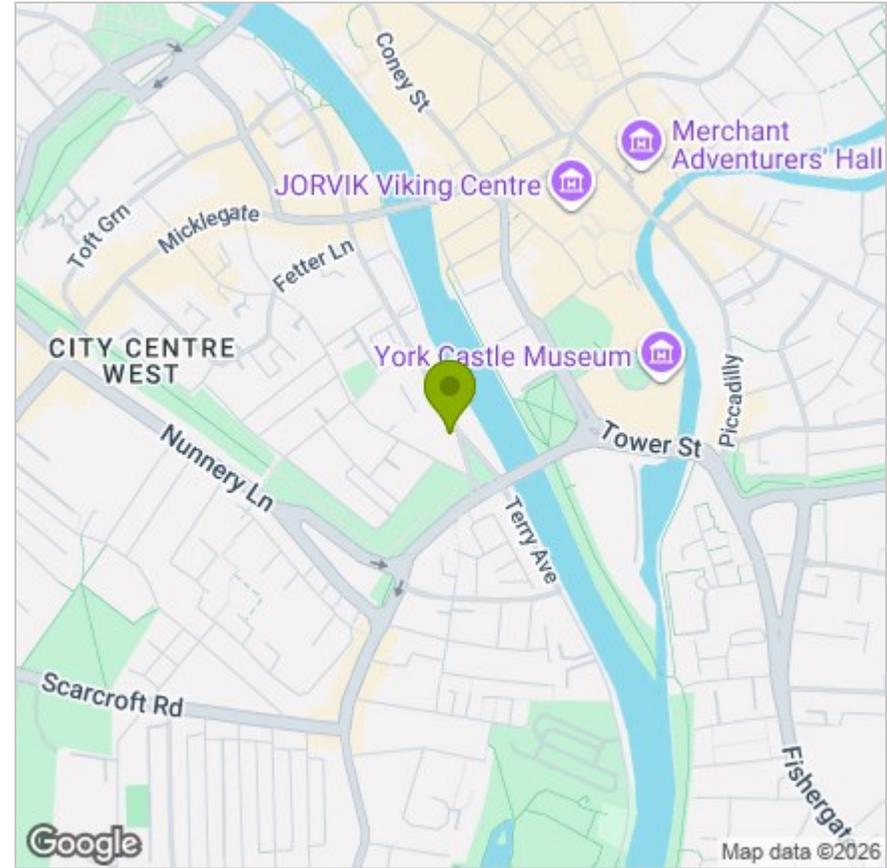
Second Floor
490 sq.ft. (45.5 sq.m.) approx.



TOTAL FLOOR AREA: 490 sq.ft. (45.5 sq.m.) approx.

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, systems and appliances shown 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		73	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.