



22 Drummond House College Mews

York, YO31 7SH

Guide Price £220,000



NO ONWARD CHAIN! An immaculate, modern, two bedroom, two bathroom apartment with parking, forming part of this fabulous central development off Heworth Green and close to York's historic city walls and many nearby amenities. This impressive home is ready to move into having been maintained by the present owners to a very high standard throughout. Located on the first floor of this secure building, the internal living accommodation comprises: entrance hallway, 24' living kitchen with fitted appliances, master bedroom with three piece en-suite, second double bedroom and four piece house bathroom. To the outside are communal gardens, designated parking as well as additional visitor parking spaces. An accompanied viewing of this impressive property is strongly recommended.

Communal Hallway

Entrance Hallway

11'2 x 4'9 (3.40m x 1.45m)

Entrance door, wall mounted electric heater, power points, oak flooring, storage cupboard

Kitchen

24'1 x 15'2 (7.34m x 4.62m)

Fitted wall and base units with sink and draining board, built in oven and hob, integrated fridge and freezer, space and plumbing for appliances, tiled flooring, power points

Lounge/Dining Area

Windows to front and side, wall mounted electric heater, oak flooring, television point, power points

Master Bedroom

18'5 x 9' (5.61m x 2.74m)

Window to front, electric heater, carpets, power points





Three Piece Ensuite

5'4 x 5'2 (1.63m x 1.57m)

Corner shower cubicle, tiled walls, tiled flooring, low level W.C., wash hand basin, extractor fan, electric towel radiator

Bedroom 2

13'7 x 11'2 (4.14m x 3.40m)

Window to front, fitted wardrobes, carpets, power points

Bathroom

8'10 x 6'3 (2.69m x 1.91m)

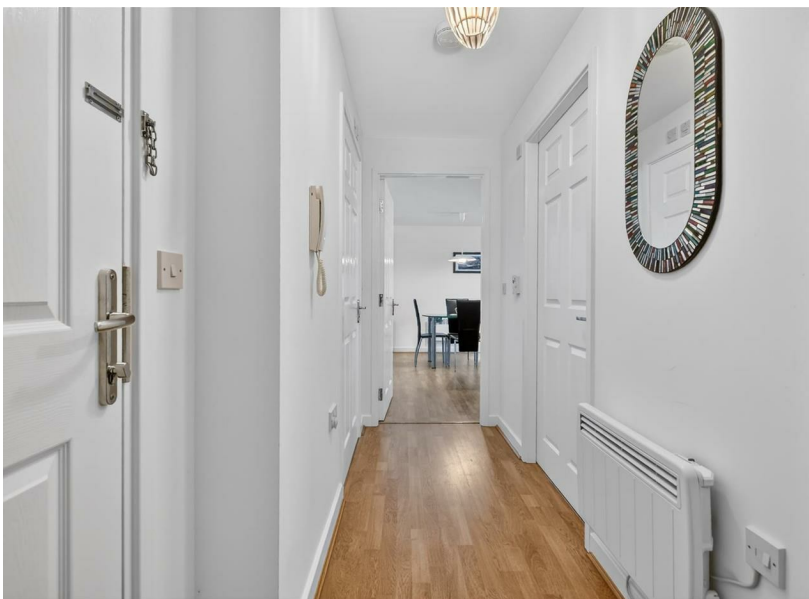
Panelled bath, walk-in shower cubicle, low level W.C., wash hand basin, tiled walls, tiled flooring, extractor fan, electric towel radiator, recessed spotlights

To the outside

Designated parking space, visitor spaces, communal gardens, lease and service charges to be advised.

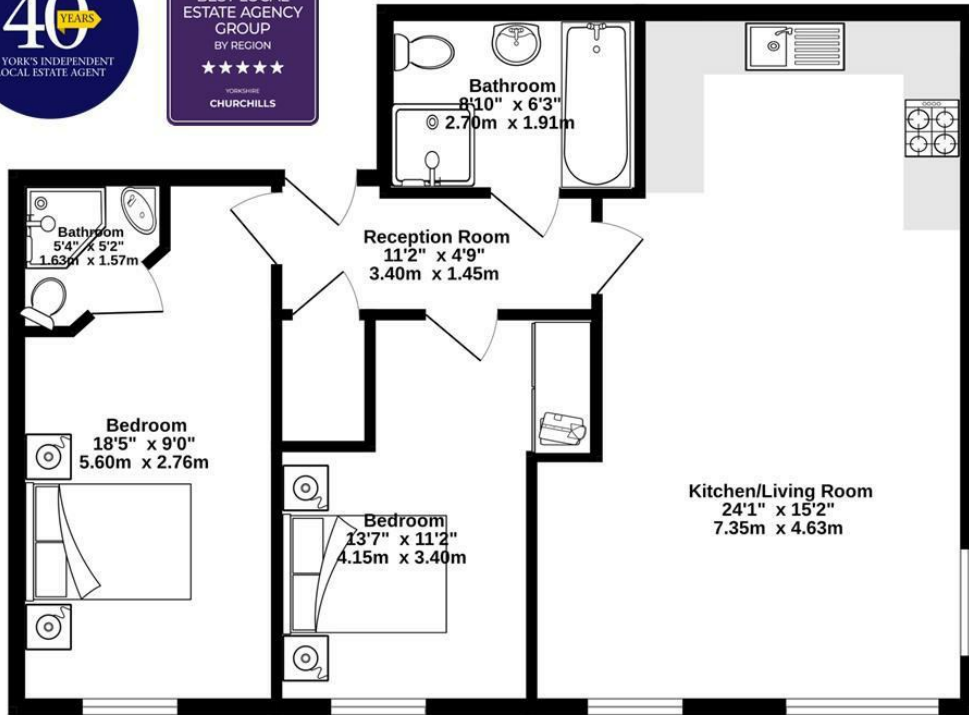
Agents Note

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

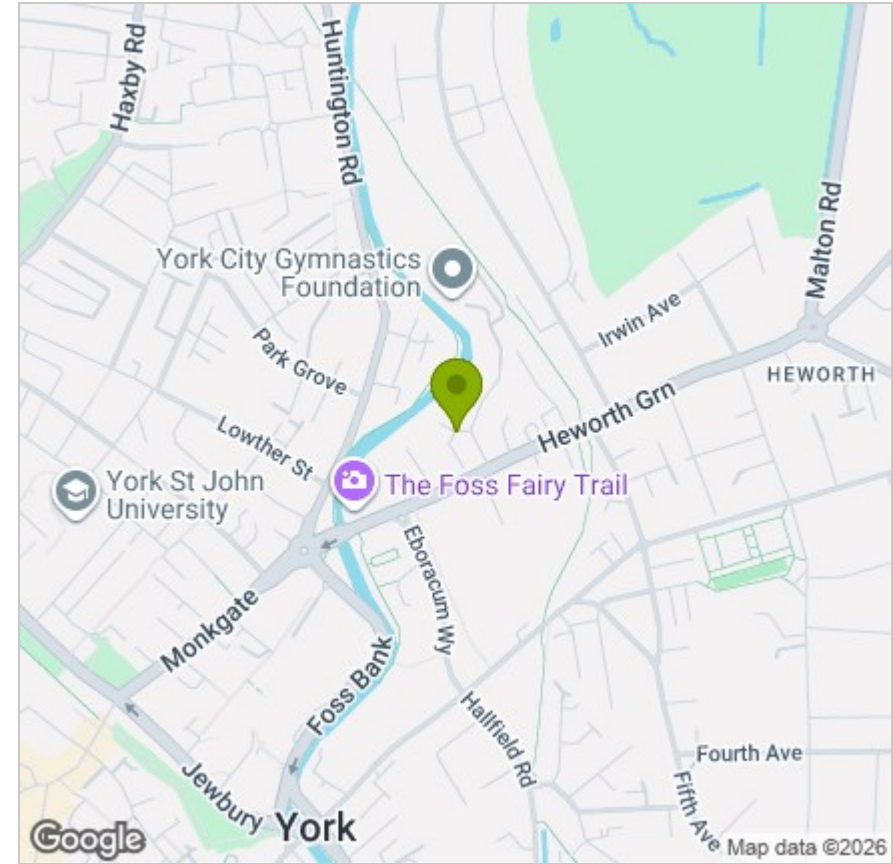
Ground Floor
725 sq.ft. (67.3 sq.m.) approx.



TOTAL FLOOR AREA: 725 sq.ft. (67.3 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		82
(69-80)	C	71	
(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.

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