



20 President House Dukes Court, Sovereign Park

York, YO26 5SZ

£160,000

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**NO ONWARD CHAIN!** Churchills Estate Agents are delighted to offer to the market this two-bedroom ground floor apartment, located within this ever-popular residential area, located just off Boroughbridge Road close to Acomb's excellent shopping and transport facilities and easy links into York's bustling City Centre as well as the outer ring road. Tucked away in a quiet corner of the development, the property itself has bright and airy living accommodation with uPVC double glazing and briefly comprises; entrance hall, living/dining room, fitted kitchen, two double bedrooms and three-piece bathroom. The property also benefits from secure bike storage and communal gardens as well as a designated parking space and visitor areas. An accompanied viewing is highly recommended!

### Entrance Hallway

Carpeted flooring, storage cupboards, wall mounted electric heater and power points

### Lounge/Dining Room

13'7 x 13 (4.14m x 3.96m)

uPVC window to front, wall mounted electric heater, carpeted flooring, TV and power points

### Kitchen

14'6 x 6'5 (4.42m x 1.96m)

Opaque uPVC window to side, fitted wall and base units with countertop, stainless steel sink and draining board with mixer tap, vinyl flooring, space and plumbing for appliances, wall mounted electric heater, power points

### Inner Hallway

### Bedroom 1

10'2 x 8'7 (3.10m x 2.62m)

uPVC window to front, carpeted flooring, wall mounted electric heater, wardrobes, power points





## Bedroom 2

10'2 x 6'9 (3.10m x 2.06m)

uPVC window to front, carpeted flooring, wall mounted electric heater, power points

## Bathroom

Panelled bath with mixer shower over, low level WC, wash hand basin, extractor fan, vinyl flooring, shower, towel radiator

## Outside

Designated parking, visitor areas, communal bin store/bike store, gardens

## 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.

## Lease and Service Charges

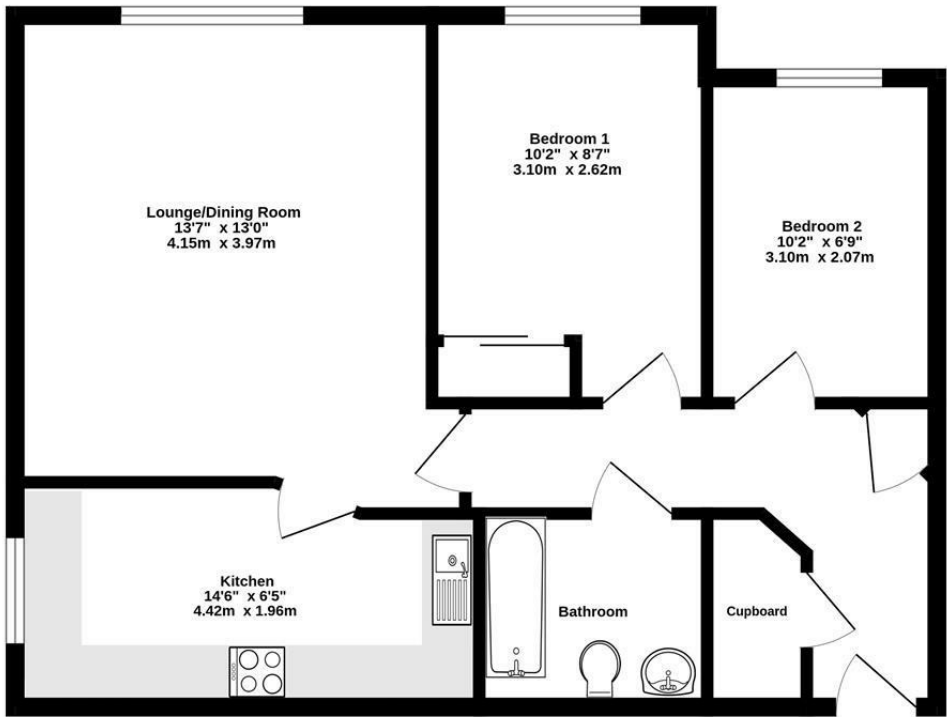
### Please Note:

Some of the photos on this listing are computer-generated images (CGIs). They are for illustrative and conceptual purposes only. We have added digital furniture to the empty rooms to help buyers visualise the space's potential.



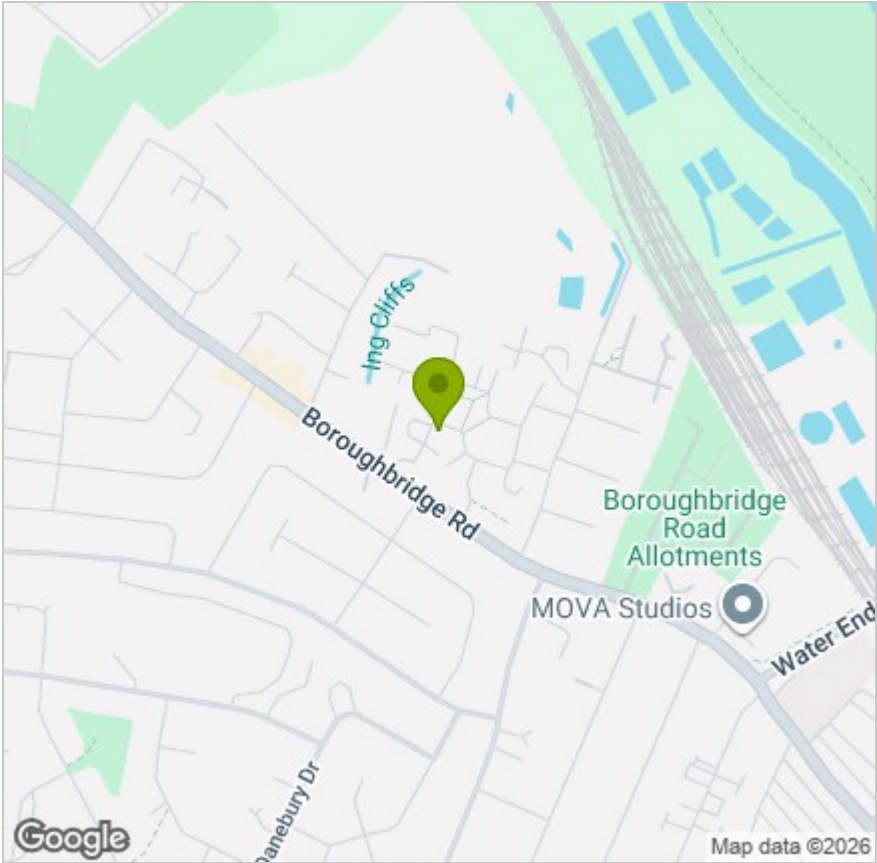
FLOOR PLAN

Ground Floor  
607 sq.ft. (56.4 sq.m.) approx.

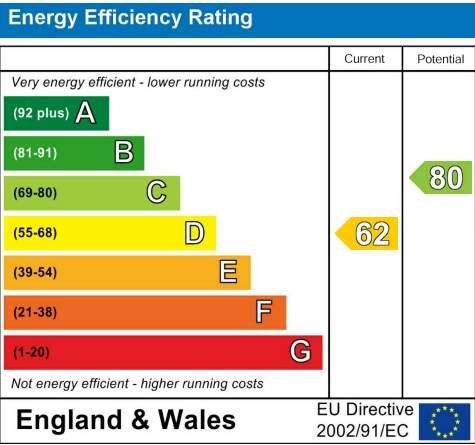


TOTAL FLOOR AREA : 607 sq.ft. (56.4 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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



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