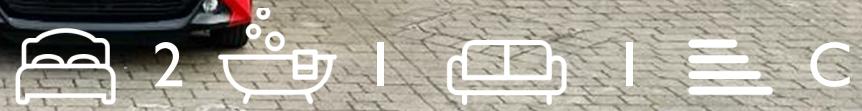




**HUNTERS®**  
HERE TO GET *you* THERE



Situated in close proximity to the centre of the popular market town of Easingwold this well presented first floor two bedroom apartment is sure to appeal to either FTB's or Investors alike. Benefiting from electric heating it comprises: hallway with storage cupboard, lounge/diner, fully fitted kitchen with appliances, two bedrooms and a bathroom. There is an allocated parking space, a small shared garden and an outdoor storage facility. Offered with NO ONWARD CHAIN. EPC rating C and Council Tax Band C. Apply Easingwold Office on 01347 823535.

- TWO BEDROOMS

- PARKING

- COUNCIL TAX BAND C

- FIRST FLOOR APARTMENT

- POPULAR LOCATION

- EPC RATING C

- SHARED GARDEN

- NO ONWARD CHAIN

## COMMUNAL ENTRANCE HALL

Stairs to first floor, post boxes, meter cupboard

## HALLWAY

Loft access point, cloaks cupboard, cupboard housing hot water system, electric storage heater

## LOUNGE/DINER

Electric storage heaters x 2, windows x 2 to front aspect

## KITCHEN

Fitted with a range of base and overhead units with matching preparation surfaces, inset single drainer sink unit, integrated electric oven, hob and extractor hood, plumbing for washing machine, fridge/freezer, recessed ceiling lights, extractor fan

## BEDROOM ONE

Window to side aspect, electric storage heater

## BEDROOM TWO

Window to side aspect, electric wall heater

## BATHROOM

Panelled bath with overhead shower attachment, low flush wc, pedestal wash basin, heated towel rail, fully tiled walls, recessed ceiling lights, extractor fan

## GARDEN

There is a small shared garden

## PARKING

There is one allocated parking space

## STORAGE

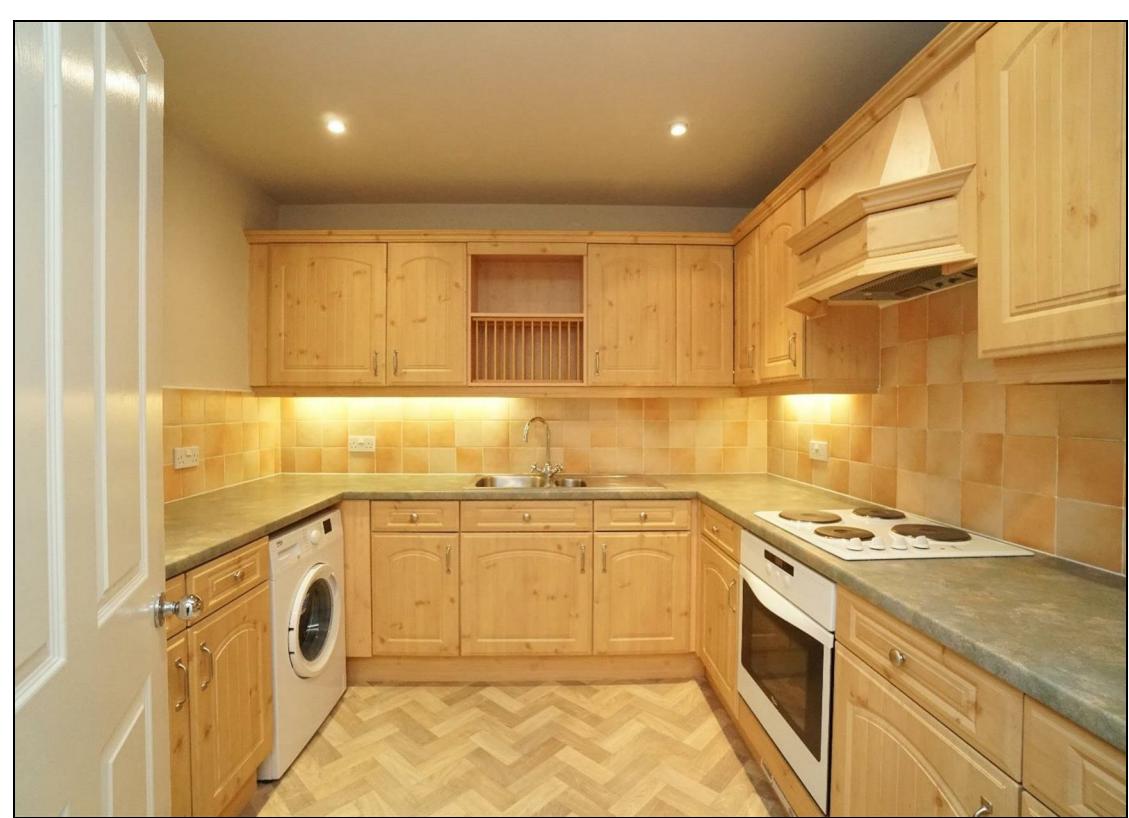
There is a small storage shed in the garden

## LEASE DETAILS AND MANAGEMENT FEES

We are advised by the current owners that there are approximately 103 years left on the original 125 year lease and that the current service charge payable is £1748.22 a year (Adair Paxton are the Management Company)

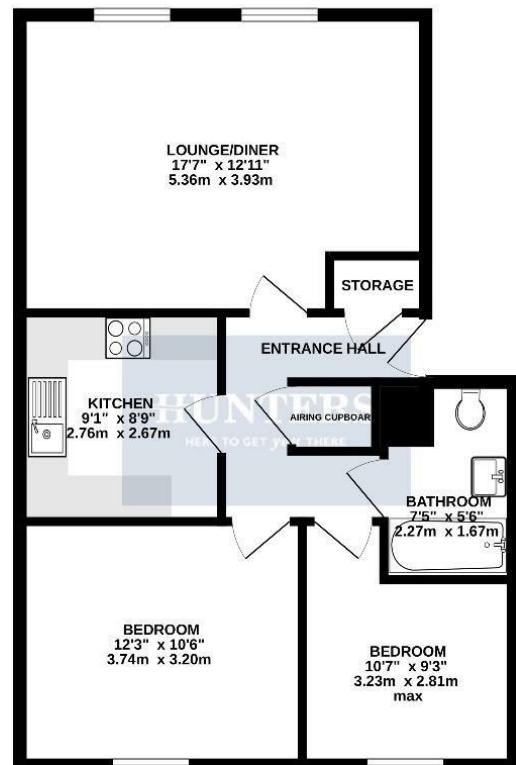
## DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

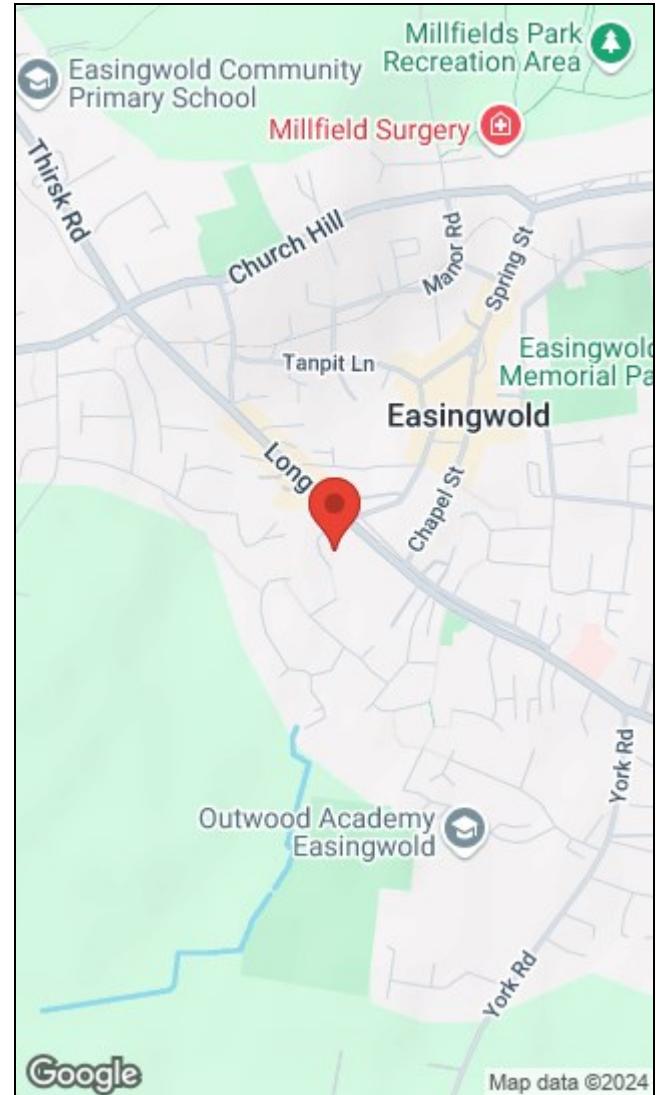




FIRST FLOOR  
628 sq.ft. (58.3 sq.m.) approx.



TOTAL FLOOR AREA: 628 sq.ft. (58.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission and/or inaccuracy. This plan is for illustrative purposes only and should not be relied upon 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.  
Meas with Metscope 026222



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	73	78
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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