



## Peter Lane, York, YO1 8SU

- STUDIO APARTMENT
- LIFT
- COUNCIL TAX BAND A
- SECOND FLOOR
- CITY CENTRE LOCATION
- EPC RATING D

**£150,000**

**Tenure: Leasehold**

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# Peter Lane, York, YO1 8SU

## DESCRIPTION

Located in the heart of York's bustling city centre this studio apartment is sure to appeal to a variety of purchasers.

The development is accessed via a communal entrance with intercom entry system, a lift and stairs lead to the second floor where this apartment is located.

Upon entering the apartment itself you have an entrance hallway with built in storage cupboard.

The open plan living space offers a fitted kitchen area with a range of base and wall units as well as integrated appliances. the living space offers enough room to be configured in a variety of ways to suit your needs and is filled with light from two windows.

The bathroom completes the accommodation with a white suite consisting of a sink, W.C and bath with shower over.

Popes Head Court is located right in the centre of York city centre with its wealth of amenities on your doorstep.

Viewing is highly recommended to truly appreciate this property.

Ideal for investors and first time buyers.

Tenure Type; Leasehold

Leasehold Years remaining on lease; 982years

Leasehold Annual Service Charge Amount £735.89 half yearly

Leasehold Ground Rent Amount £75.00 half yearly

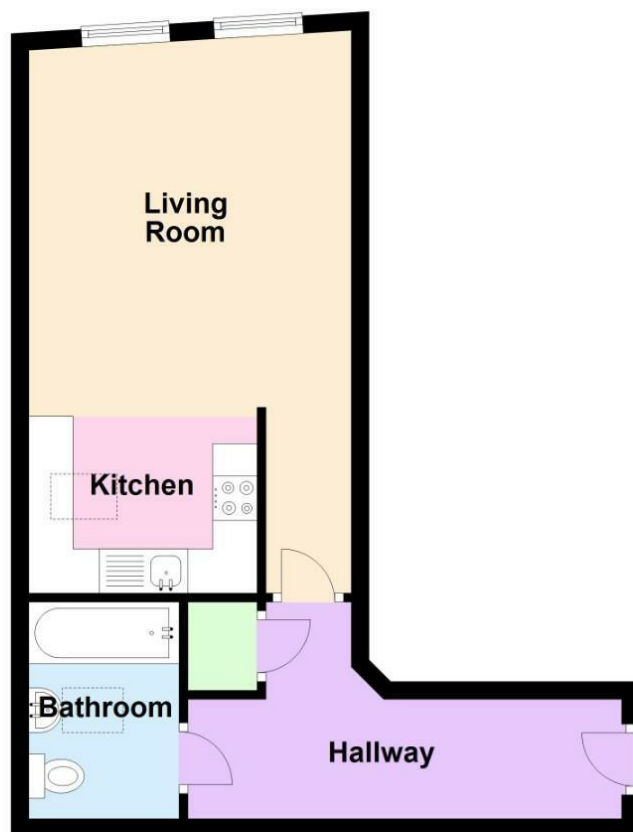
Council Tax Banding; Band A





## Second Floor

Approx. 36.3 sq. metres (390.5 sq. feet)



Total area: approx. 36.3 sq. metres (390.5 sq. feet)

All floorplans and measurements are provided for information purposes only. Plans should not be scaled from or used as reference.

Plan produced using PlanUp.

## Viewing

Please contact our Hunters York Office on 01904 621026 if you wish to arrange a viewing appointment for this property or require further information.

Ground Floor, Apollo House Eboracum Way, York, YO31 7RE

Tel: 01904 621026 Email:

york@hunters.com <https://www.hunters.com>



Council Tax: A

## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating	Current	Potential	Environmental Impact (CO <sub>2</sub> ) Rating	Current	Potential
Very energy efficient - lower running costs			Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>			(92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered

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