



## Janus House, York

- GROUND FLOOR
- PARKING
- NO ONWARD CHAIN
- EPC RATING C
- DRESSING ROOM
- CLOSE TO CITY CENTRE
- COUNCIL TAX BAND C

**Offers In The Region Of £200,000**

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# Janus House, York

## DESCRIPTION

A two bedroom, ground floor apartment in a popular development approximately half a mile from York's historic city walls.

The building is entered via a communal entrance hall with electronic intercom system. Upon entering the apartment, itself there is an entrance hallway with storage cupboard.

There is an open plan living kitchen, the kitchen area with a range of base and wall units as well as integrated appliances.

There are two bedrooms, the main of which has its own dressing room.

The internal accommodation is completed by the bathroom with white suite comprising sink, W.C and bath with shower over.

The property benefits from gas fired central heating and an allocated parking space.

Janus house is located in the Olympian Court development, just off Lawrence Street to the east of York city centre. It offers a wealth of local amenities as well as providing convenient access to the city centre and the A64 for those looking to go further afield.

The property is offered for sale with no onward chain and viewing is highly recommended to truly appreciate all that it has to offer.

\*Awaiting a copy of the lease. Details have been requested,

Tenure Type: Leasehold

Years remaining on lease: 106 years

Annual Service Charge Amount: £1,511.43

Ground Rent Amount: £

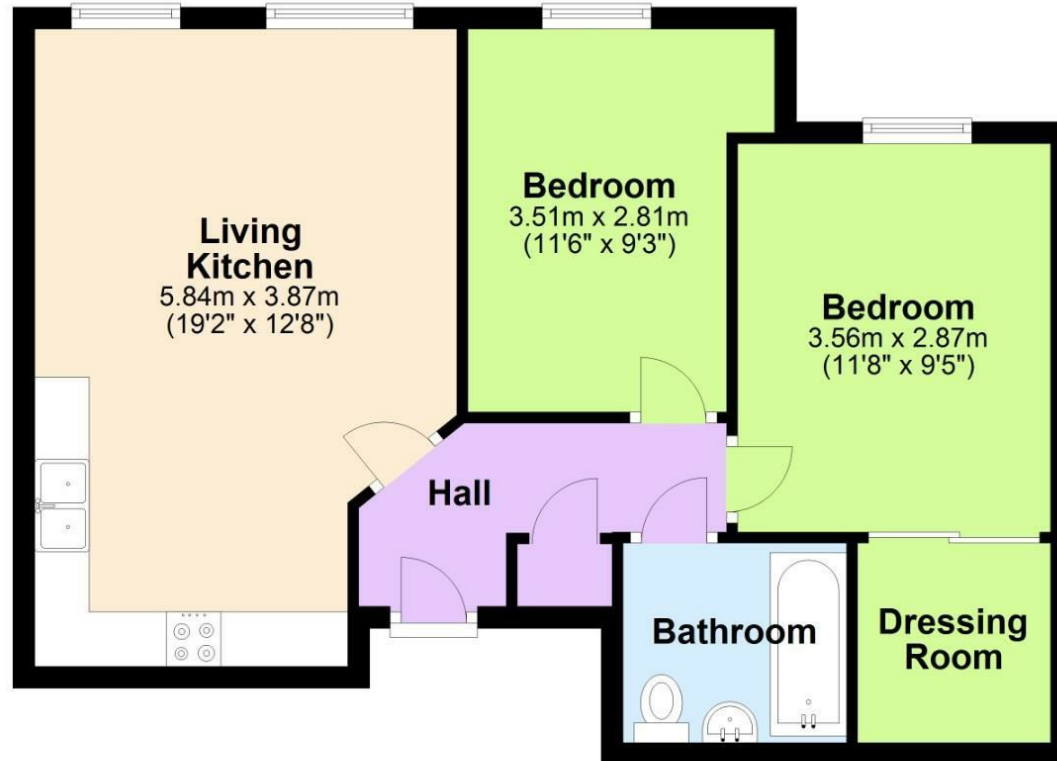
Council Tax Banding: Band C





## Ground Floor

Approx. 53.1 sq. metres (571.5 sq. feet)



Total area: approx. 53.1 sq. metres (571.5 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

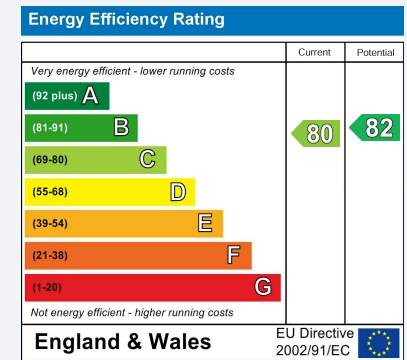
Tel: 01904 621026 Email:

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



## 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.



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 by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents.

