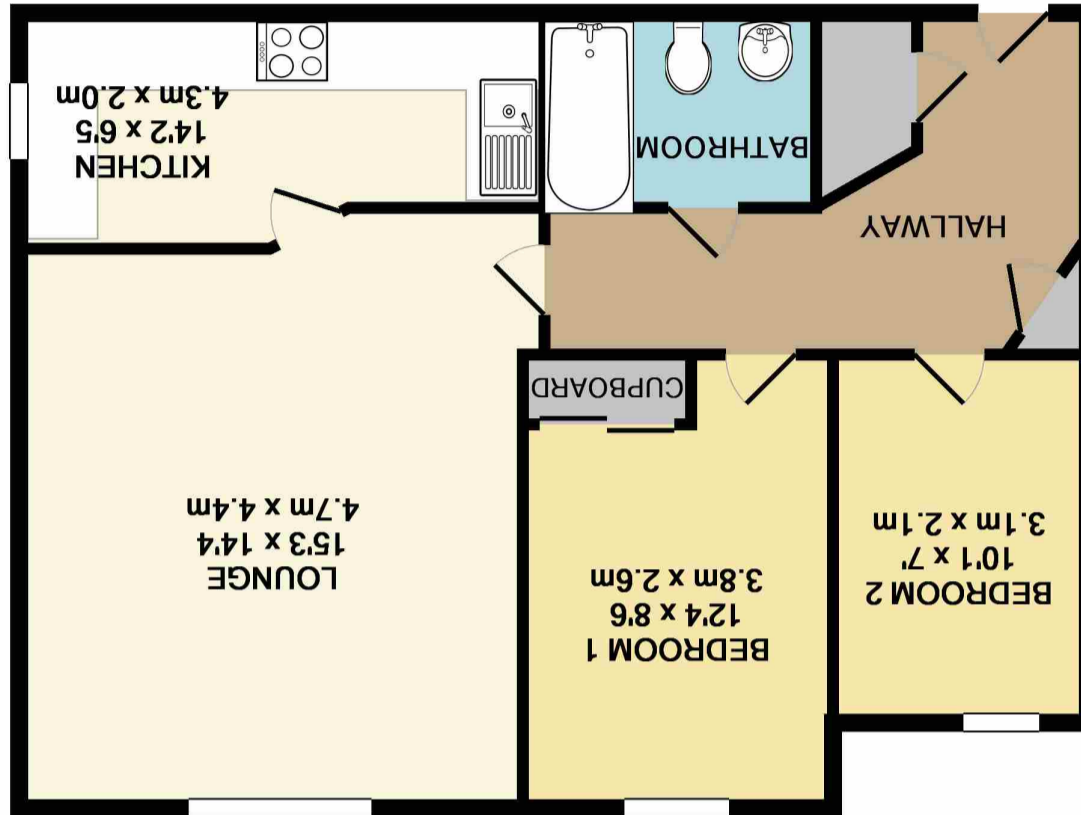


Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used 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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TOTAL APPROX. FLOOR AREA 616 SQ.FT. (57.3 SQ.M.)





## Dukes Court, Sovereign Park, York YO26 5SZ

A fantastic opportunity to purchase this purpose built two bedroom top floor apartment situated in the popular area just off Boroughbridge Road offered for sale with the added benefit of no onward chain. Briefly comprising; entrance hall with storage, large living / dining room, kitchen, two double bedrooms and a modern three piece bathroom with shower over bath. Externally the property has well maintained communal gardens and an allocated parking space. Located within easy reach of York City Centre and great access to major road links this home is likely to appeal to a wide range of buyers including first time buyers and investors, early viewing is highly recommended to avoid disappointment.

### Lease:

155 years from 1/1/2004

Ground Rent: £150 PA

Service Charge / Maintenance Charge - £238.06 PM

Review Period - September 2024

- No Onward Chain
- Kitchen
- Living / Dining Room
- Two Bedrooms
- Three Piece Bathroom
- Allocated Parking Space
- Local Amenities Nearby
- Communal Gardens

Travelling on Boroughbridge Road from the City Centre take the right hand turning onto Princess Drive and continue to the left. Turn left on to Dukes Court and then left again where the building will be directly in front of you.

An ideal location for access into York City Centre and the A1237 road network. Local amenities can be found in Acomb with further amenities in York City Centre. There is an excellent bus service and local schools.

