



THE MOUNT, YORK, YO24
£595,000

Carter Jonas

THE MOUNT, YORK, YO24

Offered with 'No Above Chain'

This 3 double bedroomed duplex apartment lends itself to both the investor buyer and occupier buyer alike.

'Treetops' is a spacious duplex apartment conveniently situated for both York Racecourse and the historic City Centre.

Set within a Georgian style Grade II listed townhouse the residence also has the benefit of a garage available by separate negotiation.

Providing dual floor accommodation over 1250 square feet Treetops offers itself not only as a permanent residence or a holiday residence but also an investment opportunity with it having an approximate monthly rental income of £2400- (advised as of 04.2024).

Far reaching views over York embrace the lounge, separate dining room, (which could potentially be utilised as a 4th bedroom), breakfast kitchen, master bedroom, and 1 further upper floor bedroom.

Bedroom 3 is currently used as an office and gives access outside via French doors.

Both the shower room and bathroom incorporate opening windows for natural air and light.

The rooftop garden is a premium due to the fact that it is secluded and not overlooked, therefore providing an exceptional outside space.

TENURE Share of Freehold – 999 years from 2005

SERVICE CHARGE £900 per annum

EPC BAND C

COUNCIL TAX BAND D

OFFERED WITH 'NO ABOVE CHAIN' - THIS 3 DOUBLE BEDROOMED DUPLEX APARTMENT LENDS ITSELF TO BOTH THE INVESTOR BUYER AND OCCUPIER BUYER ALIKE.

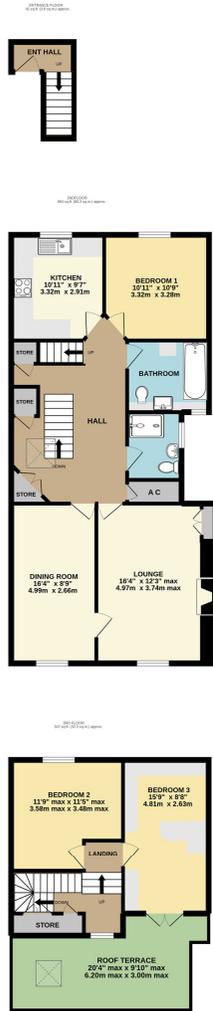


Classification LZ - Business Data





Classification L2 - Business Data



TOTAL FLOOR AREA: 1252 sq.ft. (116.3 sq.m.) approx.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D	69	74
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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