



## 11 Talbot Court Low Petergate , York, YO1 7HZ

This wonderful York City centre apartment is located in Talbot Court, a stones-throw from York Minster allowing residents to enjoy the perfect York lifestyle. Everything York has to offer is on the doorstep of this fabulous property.

Available with no onward chain, the apartment is an ideal investment property or home for those looking for city centre living.

The apartment is immaculately presented throughout and ready for new owners to move straight in.

OPEN PLAN LOUNGE/DINER-

**£220,000**

# 11 Talbot Court Low Petergate

, York, YO1 7HZ



- Fully Furnished Apartment
- Well Appointed Modern Accomodation
- Award-Winning Development
- Quality Furnishings and Fittings
- Secure Bike Storage
- Communal Gardens
- City Centre Living
- Available Now!

## Property Decription

## Costs & Utilities

## Holding Deposit



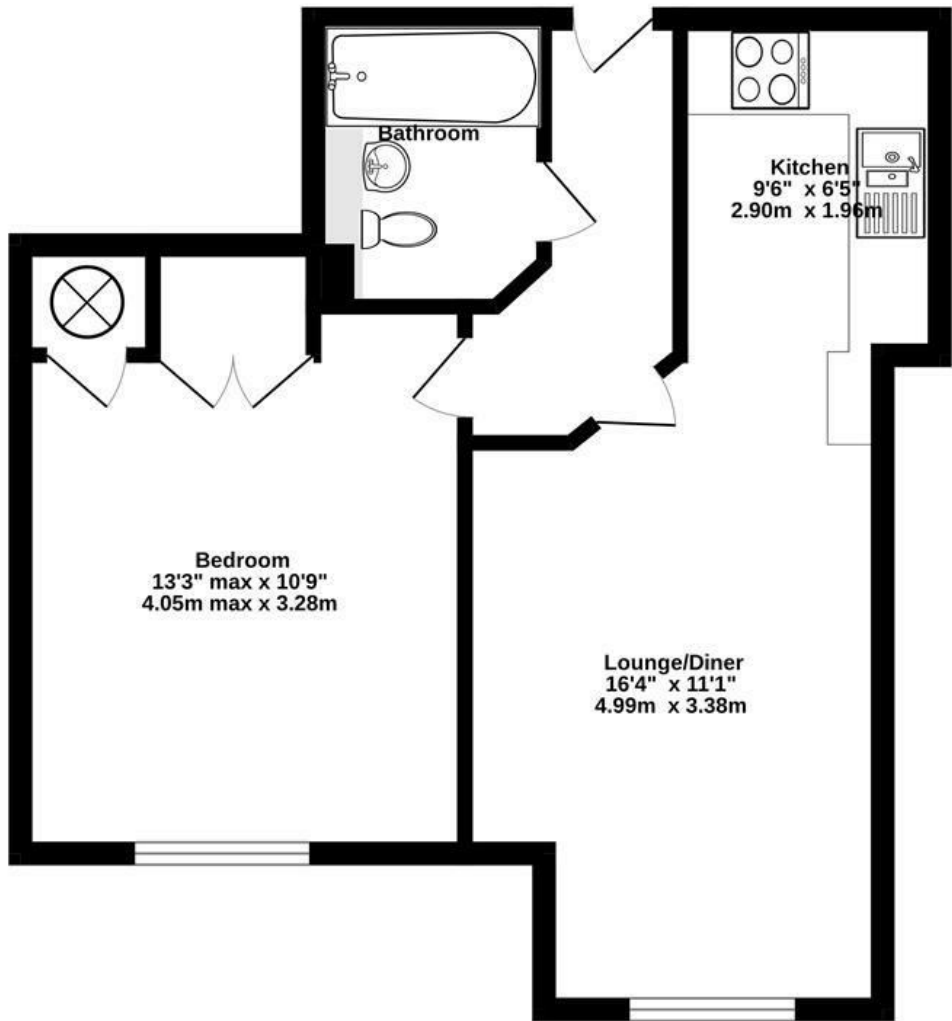
## Directions





Floor Plan

SECOND FLOOR  
448 sq.ft. (41.6 sq.m.) approx.



TOTAL FLOOR AREA : 448 sq.ft. (41.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	82	86
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC