

# FOR SALE

## 192 HUNTINGTON ROAD

BROOKLANDS, YORK, NORTH YORKSHIRE, YO31 9BW

**GARNESS  
JONES**

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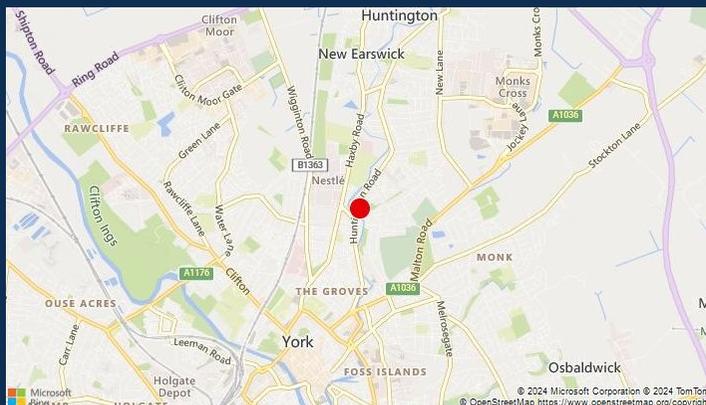
**BARRY  
CRUX** 

Price - £18,000

Residential Investment  
0 sq.ft. (0 sq.m.)

### Property Features

- Long-Term Freehold Investment - 9 Flats
- All let on long-term leases
- Two linked blocks with separate entrances to each
- Forecourt parking and landscaped areas
- Flats let subject to ground rents and annual service charges



Enquiries

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## Location

The property is situated prominently on Huntington Road, close to its junction with Hayley's Terrace. The city centre is within three quarters of a mile of the property and to the north thereof. At the crossroads of Huntington Road with Hayleys Terrace proceed along Huntington Road and the property is easily found on the right-hand side.

## Description

\*\*\*\*Long-Term Freehold Only Investment\*\*\*\*

The property is of modern construction, dating from around 2004. It forms two purpose-built apartment blocks, well designed and laid out.

There are two main blocks, one of which contains 4 apartments, and the other one has 5 apartments. Each of these comprises a living room, kitchen, bathroom, and 2 bedrooms. Each of the apartments has an allocated car parking space. Internally they all have a private hallway, are double glazed and have Economy Seven heating. There is an open plan living area with a kitchen area, two bedrooms and bathroom.

## EPC Rating

Each of the apartments is subject to its own EPC. These have a rating of C in most cases.

## Services

We believe that mains gas, electric, water and drainage are connected to the property. Interested parties are advised to make their own independent enquiries.

## Local Authority

York

## Council Tax

Each of the nine apartments have a Council Tax Band of B.

## Terms

Freehold, subject to nine ground leases, one for each residential apartment. The leases are all for 999 years and at a ground rent of £60 per annum. Service charges are around £980 per annum, per flat.

Further information will be provided to seriously interested parties, following receipt of a signed non-disclosure agreement. Internal inspection of the flats will not be possible, as these are all occupied by leaseholders.

Ground Rent income is £540 per annum. Service charge currently totals around £8,800 per annum. Some of this relates to fees for the management of the property as a whole.



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