



ADVENTURERS COURT, POND GARTH, YORK

Offers Over £180,000

Carter Jonas

POND GARTH, YORK, YO1 7ND

A superb 1-bedroom apartment in the heart of the city centre, benefiting from a balcony. Offered with no forward chain.

44 Adventurers Court is a very well-presented one-bedroom apartment, set in York's prestigious Hungate development. This light and bright apartment offers contemporary living with a high specification finish.

Adventurers Court is set amongst a mixture of townhouses and apartments on the banks of the River Foss, in a conservation area and within York's city walls. The apartment benefits from lift access along with well-maintained communal gardens. From the balcony, you can hear the Minster Bells.

Hungate is situated on the doorstep of York's foremost amenities, which encompass a diverse mix of shopping, bars, restaurants, and historic and cultural attractions. The mainline railway station is within walking distance, with some trains giving access to London King's Cross in under 1 hour 50 minutes. Access to the ring road for travel further afield is also close by.

- Chain Free
- No parking
- Secure bike store
- Council Tax C
- Leasehold - 199 started in January 2007
- Service Charge - From 01st July 2025 To 30 June 2026 - £2,169.70
- Ground Rent - £275 pa

TENURE Leasehold

LOCAL AUTHORITY City of York Council

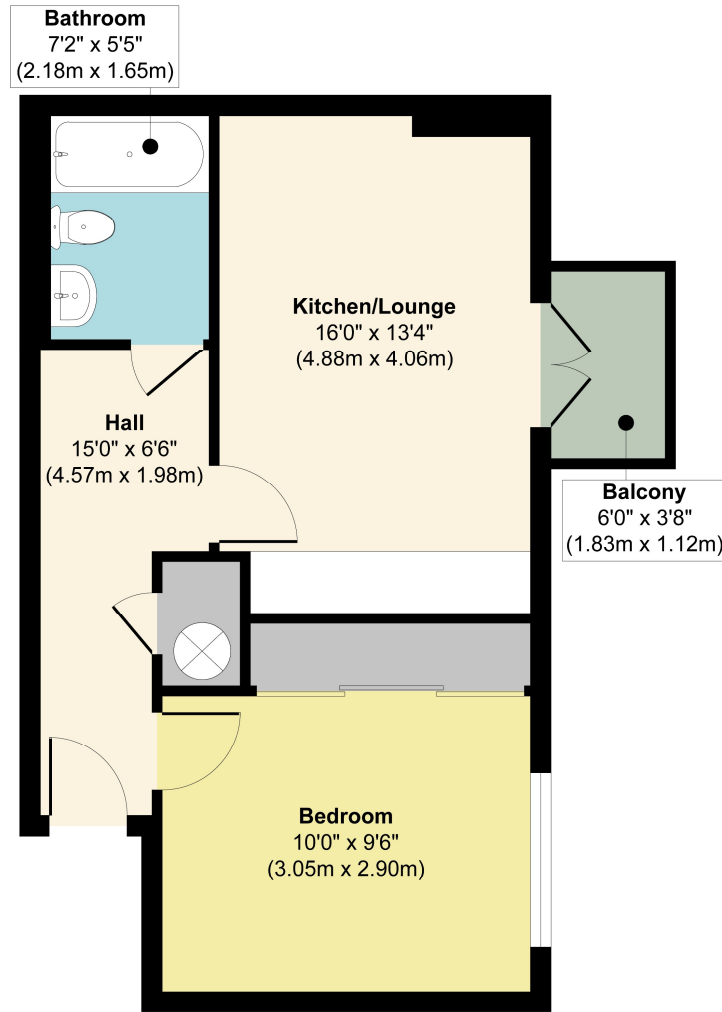
EPC BAND C

A SUPERB 1-BEDROOM APARTMENT IN THE HEART OF THE CITY CENTRE, BENEFITING FROM A BALCONY. OFFERED WITH NO FORWARD CHAIN.





44 Adventurers



Floor Plan

Approx. Gross Internal Floor Area 421 sq. ft / 39.11 sq. m

Illustration for identification purposes only, measurements are approximate, not to scale.
Produced by Elements Property

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		87
(81-91)	B		
(69-80)	C	79	
(55-68)	D		
(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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