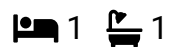




45, Cordwainers Court Black Horse Lane

Offers Over £180,000



Boasting a fantastic location within the highly regarded Hungate development close to the city centre, this purpose built, first floor one bedroom apartment offers a bright open plan living space, ideal location within the City walls and it's own private balcony. Welcome to Cordwainers Court.

Floor Area

410 sq. ft.

Tenure

Leasehold

Service Charge

£1947.6 per annum

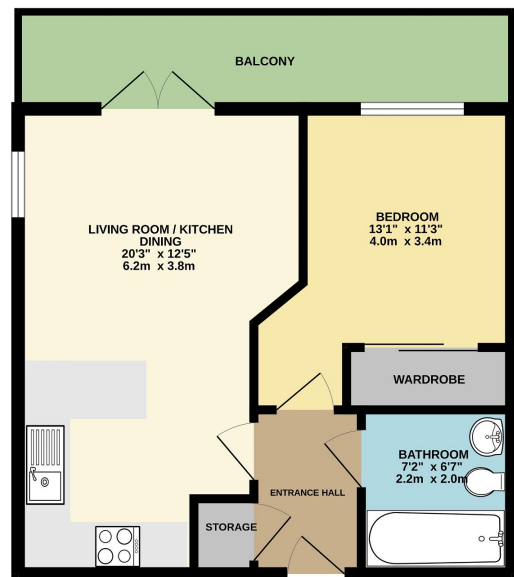
Ground Rent

£275 per annum

- Please quote HP0386 when requesting further information or to arrange a viewing
- One Bedroom Apartment
- Private Gated Entrance
- Ideal Location Close to Stonebow
- Popular Hungate Development
- No Onward Chain
- Balcony Overlooking Courtyard
- Move Straight In Condition
- Potential Investment Property



GROUND FLOOR
436 sq.ft. (40.5 sq.m.) approx.



Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	86 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		

TOTAL FLOOR AREA: 436 sq.ft. (40.5 sq.m.) approx.
While 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 contract, specifications and particulars have been issued and no guarantee as to their operability or efficiency can be given.
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