



HUDSON
MOODY

33 Abbeyfield House Regency Mews, Dringhouses, York YO24
1LL



Community is at the heart of Abbeyfield, where people come together to share meals, companionship and enjoy life.

Abbeyfield offers a fantastic opportunity to purchase one of six, privately owned, new build care apartments. Situated in an excellent location, with easy access to the A64 and public transport into the city centre, Abbeyfield offers the perfect combination, of independent living with extra support for the over 75s or younger if having a qualifying care or support need. Flexible and bespoke care packages are available depending on individual needs.

The development lies close to local shops and amenities with nearby walks on The Knavesmire.

Resident and visitor parking is available on a first come first served basis.

Further information is available from the selling agent.



SALES PLANS
FLAT TYPE B - 2BED 3 PERSON
FLAT NUMBERS 2,3,8&9

- First Floor
- Garden Views
- Open Plan Kitchen/living/Dining Room
- Integral White Goods
- Two Bedrooms
- Shower Room
- Communal Sitting/Hobbies Room
- LABC Build Guarantee

Guide Price £350,000

Tenure: Leasehold

Lease Length 250 years

Council Tax Band New Build



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

Environmental Impact (CO ₂) Rating		
Current	Potential	
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
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CONVEYANCE PLANS
FIRST FLOOR PLAN



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IMPORTANT NOTICE

1. These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. Please do so particularly if contemplating travelling some distance to view the property.
2. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise.
3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
4. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars.
5. No person in the employment of Hudson Moody has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

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