



**HUDSON
MOODY**

12 Imperial Court Ashton Avenue, York YO30 6HT

A well appointed ground floor 50% SHARED OWNERSHIP apartment, being part of a purpose built block situated just off Crichton Avenue, within easy reach of York District Hospital and the city centre.

- **50% Shared Ownership With Option To Staircase**
- **Private Reception Hall**
- **Open Plan Living Room and Fitted Kitchen**
- **Two Double Bedrooms**
- **Bathroom with Bath and Shower**
- **Good Storage Areas**
- **Conveniently Close to City Centre**
- **Allocated Parking Space**
- **External Communal Areas**

50% Shared Ownership £87,500

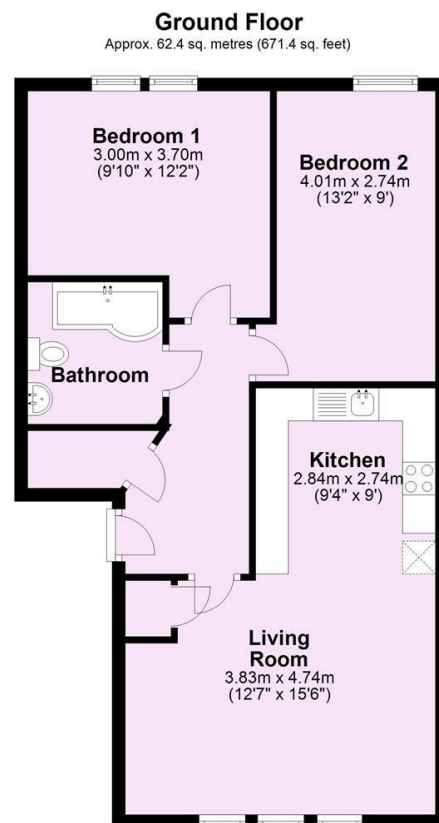
Tenure: Leasehold

Council Tax Band: B

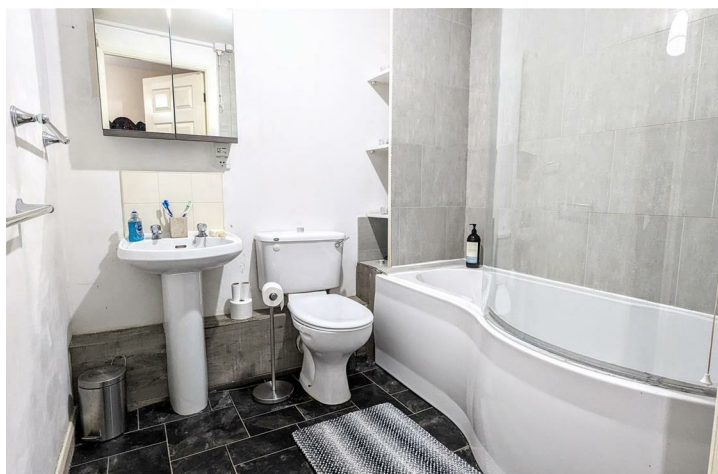
Lease Length- 104 years remaining

Service charge and ground rent- £899.28 per annum

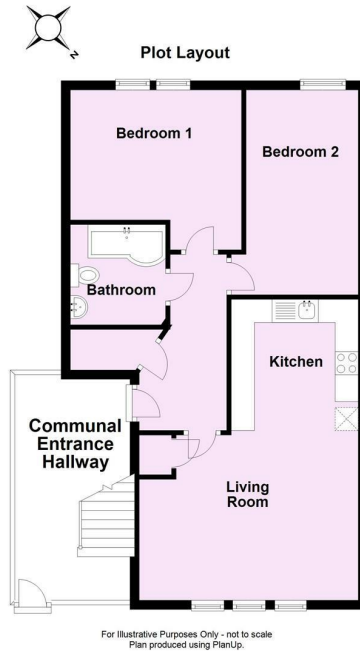
50% rental payment- £245.07 per month



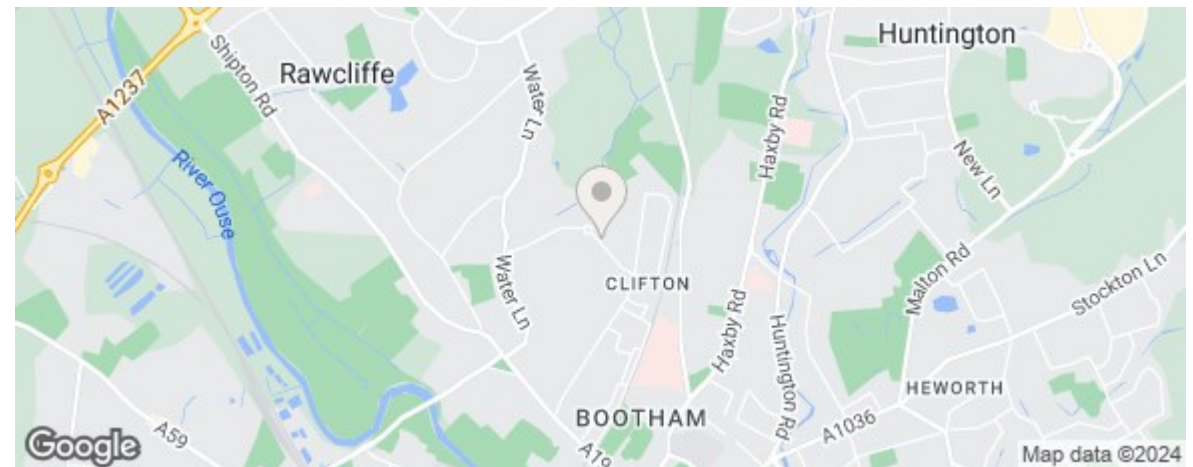
For Illustrative Purposes Only - not to scale
Plan produced using PlanUp.







Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			
(81-91) B		79	82
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales	EU Directive 2002/91/EC		



**HUDSON
MOODY**

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.

**58 Micklegate
York
YO1 6LF**

01904 650650

property@hudson-moody.com