



HUDSON
MOODY

12 Clementhorpe Court Clementhorpe, York YO23
1AN

A good sized FIRST FLOOR APARTMENT for OVER 55'S, situated in a modern purpose built two storey block that is located just off the popular and sought after Bishopthorpe Road with an excellent parade of shops and services close by.

- **Comfortable Second Floor Apartment for Over 55's**
- **Located off Sought After Bishopthorpe Road**
- **Private Front Door and Stairs to Reception Landing**
- **Open Plan Style Living/Kitchen Area**
- **Two Well Proportioned Bedrooms**
- **House Shower Room**
- **Large Storage Area**
- **Well Maintained Communal Garden**
- **Off Street Parking Available First Come First Serve**
- **Within Easy Reach of Local Facilities, City and Railway Station**

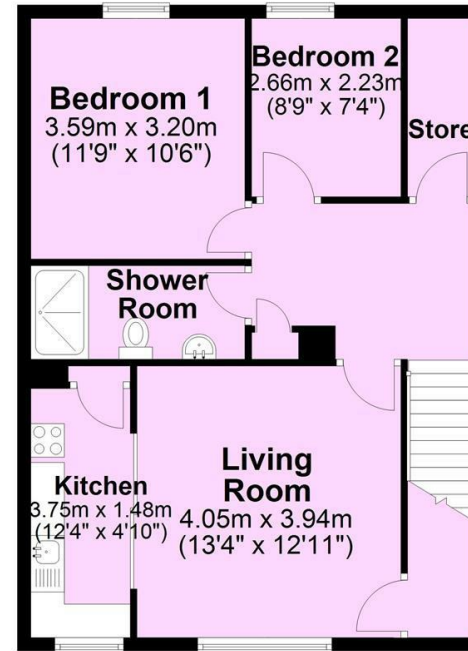
Guide Price £175,000
Tenure: Leasehold
Council Tax Band: A

Lease Length- 60 Years. This will be granted as new when the property is purchased
Service charge- £1653.12 per annum
Ground rent- £0



First Floor

Approx. 61.1 sq. metres (657.8 sq. feet)



Total area: approx. 61.1 sq. metres (657.8 sq. feet)

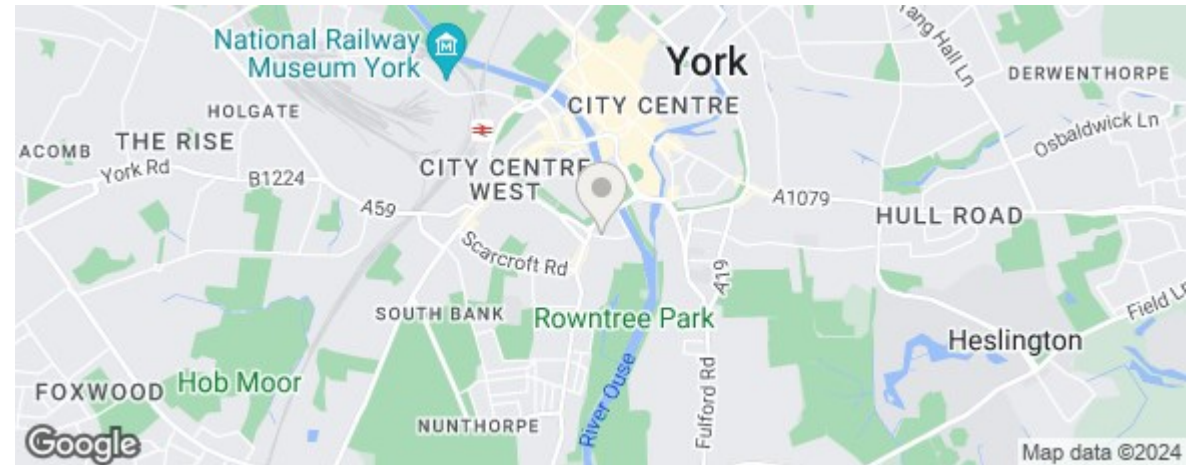
For Illustrative Purposes Only - not to scale
Plan produced using PlanUp.







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	70	75
(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	



**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