



44 Regency Mews, Dringhouses, York YO24 1LL

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MOODY

Abbeyfield House presents a wonderful opportunity for independent retirement living with a sense of community. Residents here enjoy a friendly environment where they can come together to share meals, companionship, and the joys of life. View these Two bedroom Apartments which are ready for immediate occupation.

- **New Build Top Floor Apartment**
- **Open Plan Kitchen/Living/Dining Room**
- **Living Area with Garden Views**
- **Fitted Kitchen with Integral Eye Level Oven and Electric Hob**
- **Space for a Dishwasher and Tall Fridge / Freezer**
- **Master Bedroom with Access to Shower Room**
- **Additional Single Bedroom**
- **Wet Room with Shower**
- **Communal Sitting/Hobbies Room**
- **Ideal Location near Local Amenities and Bus Route to York City Centre**

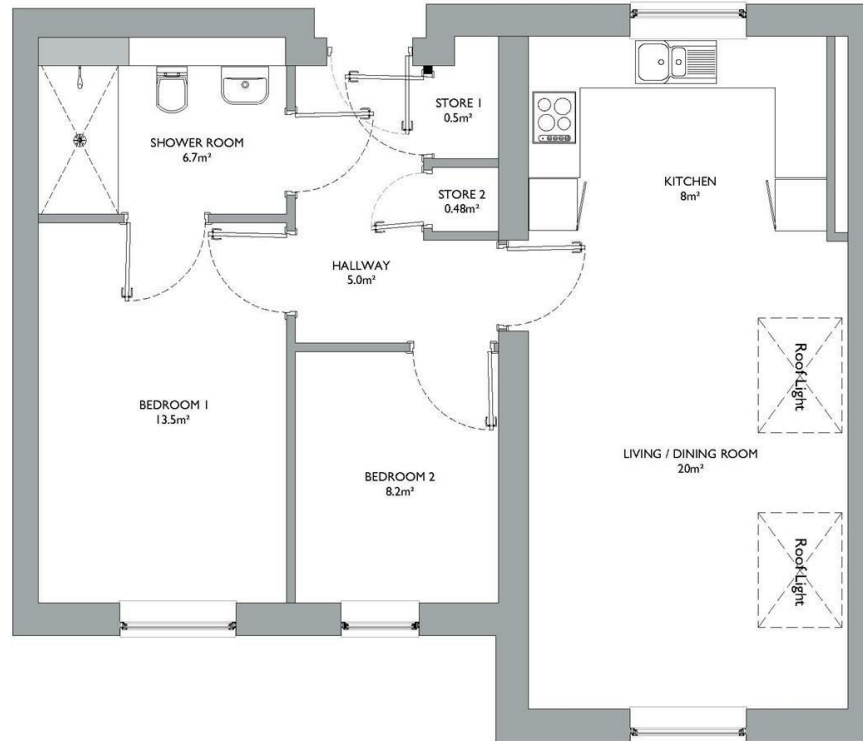
**Price £350,000**

**Tenure: Leasehold**

**Council Tax Band: New Build**

Lease Length: 250 years

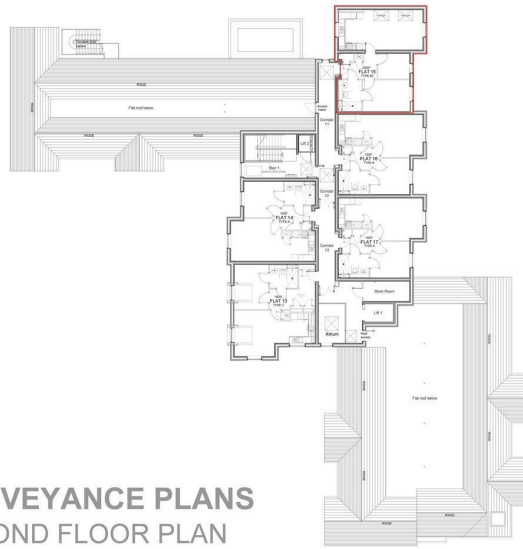
Service Charge: £13,156.00 (annual)



**SALES PLANS**  
FLAT TYPE B2 - 2BED 3 PERSON  
FLAT NUMBER 15







CONVEYANCE PLANS  
SECOND FLOOR PLAN



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



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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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