

# N A I S H

ESTATE AGENTS



YORK  
EST. 1939



## 19 Smithson Court, Top Lane , Copmanthorpe, YO23 3AA

Macarthy and Stone over 60's Development. Privately owned, two bedroom, two-bathroom apartment. Set in communal grounds. Parking By Request. Available End of May.

**£1,700 Per Month**

# 19 Smithson Court, Top Lane , Copmanthorpe, YO23 3AA



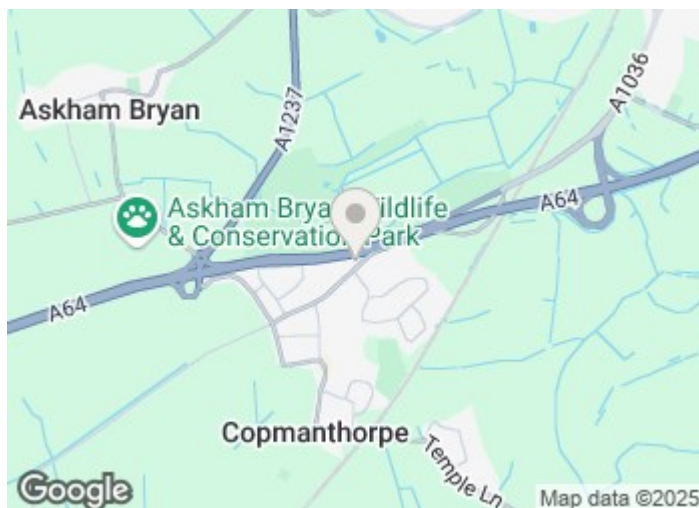
- Over 60 accommodation
- Community Living
- Allocated Parking Available Upon request
- 2 Bedroom and 2 bathrooms
- Macarthy and Stone purpose built Apartment
- White goods included
- Communal Gardens

## Description

## Environs

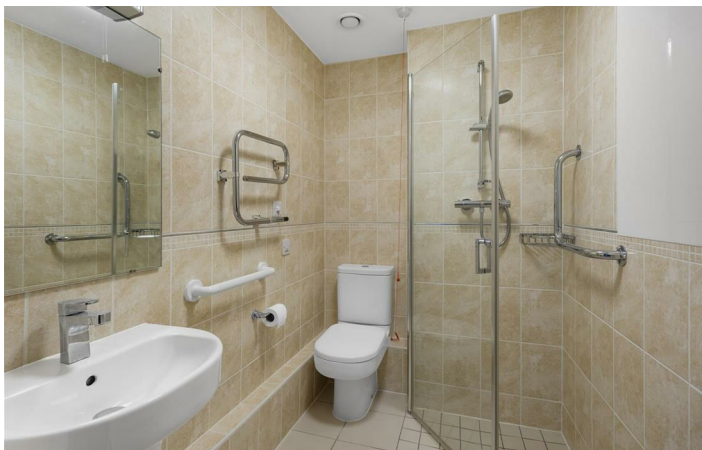
## Costs and Utilities

## Holding fee Disclaimer

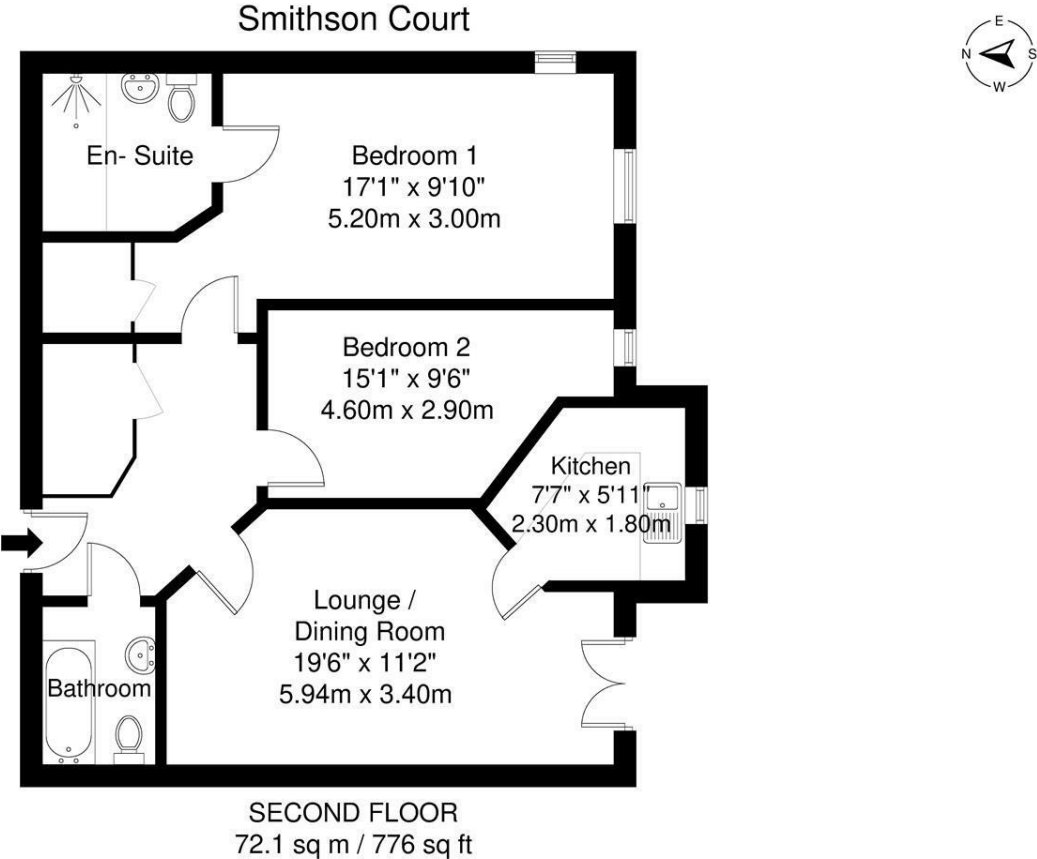


## Directions





Floor Plan



Whilst 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 services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	85	
(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		
England & Wales		EU Directive 2002/91/EC