



**Flat 28 Buttercrambe Road, Stamford Bridge, York**

**£75,000**



- ASSISTED LIVING APARTMENT FOR OVER 60'S
  - NO ONWARD CHAIN
- OPEN PLAN KITCHEN AND LIVING AREA
  - FOUR-PIECE BATHROOM
  - COUNCIL TAX BAND A

- VILLAGE LOCATION
  - ONE DOUBLE BEDROOM
    - PARKING
- VARIETY OF COMMUNAL FACILITIES AVAILABLE
  - EPC RATING C

Set on the first floor of this attractive, warden assisted, over 60's development, is the well-designed one bedroomed apartment with open plan living room, kitchen and dining room. Location close to the centre of the attractive and well served village of Stamford Bridge some eight miles from York. Set in its own grounds and with parking facilities the owners can enjoy independent living or participate in a host of community activities. The laundry room has a coin operated washing machine and tumble dryer. There is monthly coffee mornings held in the conservatory and meals can be purchased from the residential home. The emergency call button in the apartments go through to the residential home which provides 24-hour contact to staff. Benefiting from electric storage heating and UPVC double glazing, the accommodation briefly comprises, communal entrance door with intercom entry point, hall, stairs and lift, private entrance door, entrance hall, open plan lounge/dining room & fitted kitchen, double bedroom, four-piece house bathroom with shower. Outside are communal gardens and grounds and communal parking.

Tenure Type; Leasehold

Leasehold Years remaining on lease; 109 years

Leasehold Annual Service Charge Amount £1,800 per year

Council Tax Banding; Band A

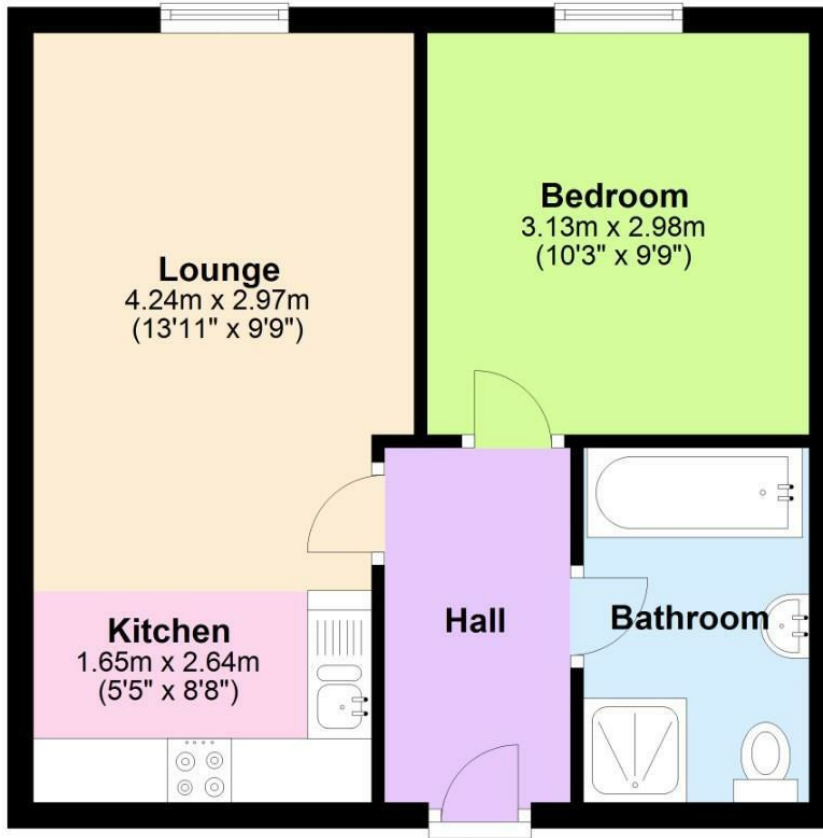






# First Floor

Approx. 36.3 sq. metres (390.3 sq. feet)



Total area: approx. 36.3 sq. metres (390.3 sq. feet)

All floorplans and measurements are provided for information purposes only. Plans should not be scaled from or used as reference.  
Plan produced using PlanUp.

## Viewing

Please contact our Hunters York Office on 01904 621026 if you wish to arrange a viewing appointment for this property or require further information.



## ENERGY PERFORMANCE CERTIFICATE

The energy efficiency rating is a measure of the overall efficacy of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills will be.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>79</b>	<b>79</b>
(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	

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances - All measurements are approximate.

**THINKING OF SELLING?** If you are thinking of selling your home or just curious to discover the value of your property, Hunters would be pleased to provide free, no obligation sales and marketing advice. Even if your home is outside the area covered by our local offices we can arrange a Market Appraisal through our national network of Hunters estate agents

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