



Ouse Lea, York £225,000

Set just off Shipton Road in the most sought after and highly acclaimed development, is this wonderful apartment in turn key condition and is sure to appeal to a range of purchasers.



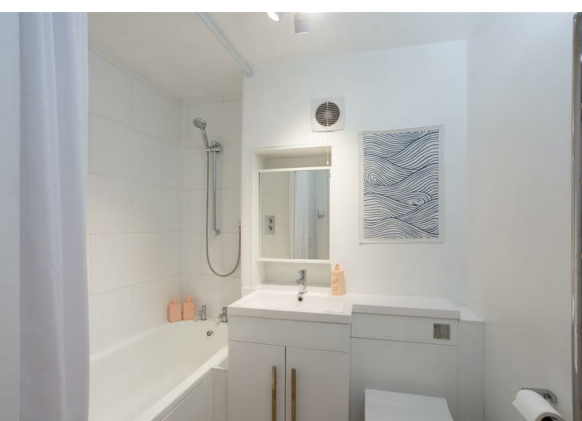
A welcoming living and dining room offers ample space for both seating and dining areas and enjoys large windows and patio door leading out to the private balcony, with views over the manicured gardens of the development.



The property's kitchen continues the light and airy feel to the home, with high quality integrated appliances include a fridge/freezer, oven with hob and extractor hood over, as well as space and plumbing for additional appliances.

Two double bedrooms offer spacious and bright accommodation finished to a high standard and completing the internal accommodation is a stylish family bathroom.

The whole apartment has been refurbished in recent years and now has newly installed electric heaters throughout.



Externally, the property benefits from having an allocated parking space as well as access to some visitor parking spaces. The balcony offers a lovely and peaceful space to enjoy a morning cup of coffee.

Properties in the development are highly sought after and rarely available so an internal viewing is highly recommended.

Tenure: Leasehold

Services/Utilities: Electricity, Water and Sewerage are understood to be connected

Broadband Coverage: Up to 76* Mbps download speed

EPC Rating: D

Council Tax: B - City of York

Current Planning Permission: No current valid planning permissions



Viewings: Strictly via the selling agent - Stephensons Estate Agents - 01904 625533

*Download speeds vary by broadband providers so please check with them before purchasing.



In addition, for LEASEHOLD property please add the below:

Starting Year of Lease : 2024 – 999 year lease

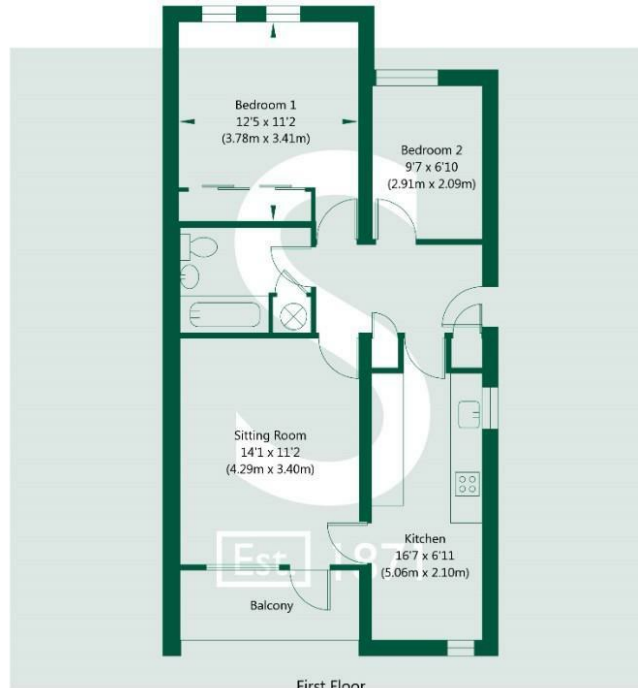
Years Remaining on Lease : 998 years

Service Charges : £152.91 per month – Reviewed annually

Ground Rent : Peppercorn

Management Company : Ouse Lea Limited

Ouse Lea, York, yo30 6sa

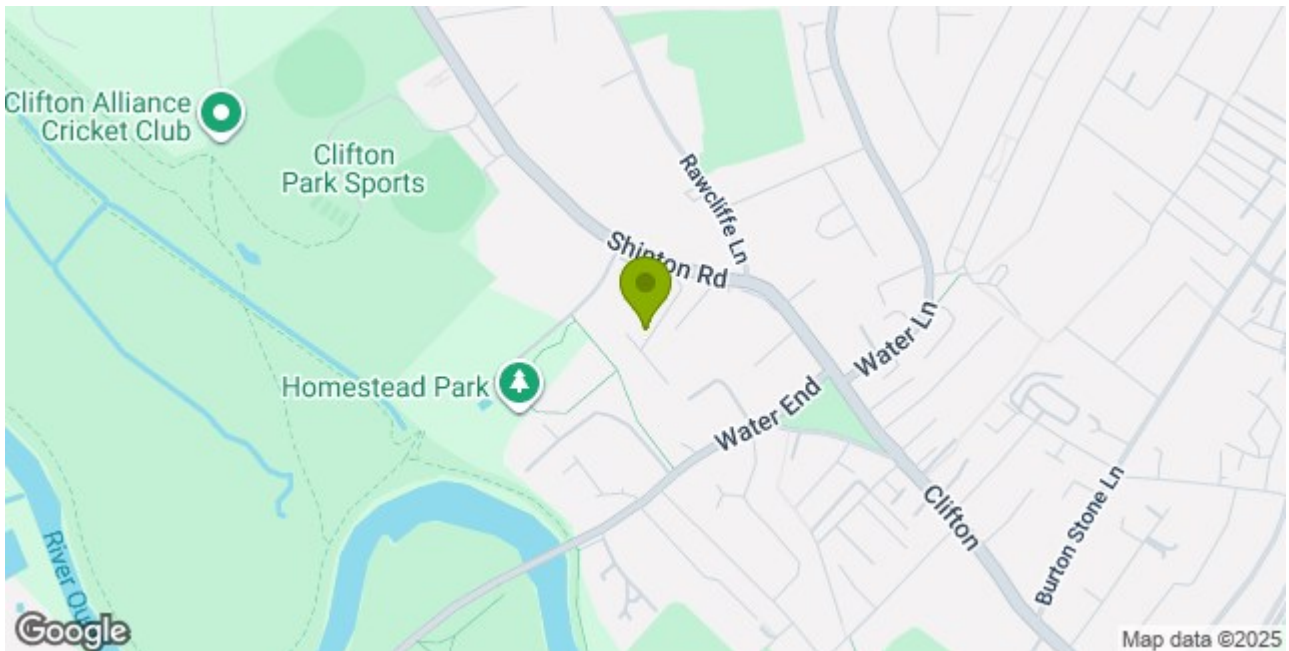


First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 638 SQ FT / 59.23 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 638 SQ FT / 59.23 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.
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