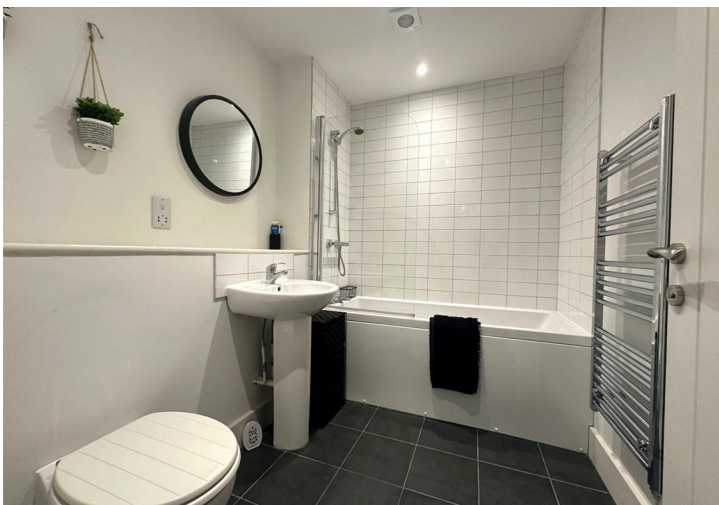




Block C Aviator Court, Clifton Moor, York, YO30 4UZ

£170,000



## Apartment 2, Block C Aviator Court, Clifton Moor, York, YO30 4UZ

**£170,000**

NO ONWARD CHAIN - EXCEPTIONAL ONE BEDROOM APARTMENT WITH GARDEN AND PARKING – Churchills are delighted to offer for sale this larger than average ground floor apartment within this recently built development, convenient for Clifton Moor Retail Park, York outer ring road and within good transport links into the historic city centre. Maintained to a very high standard, the bright and airy living accommodation comprises communal hallway, large open plan living kitchen with study area and double doors out onto a low maintenance garden, large double bedroom and a three piece white bathroom suite. To the outside is a landscaped garden with side gate for access, designated parking space as well as additional visitor spaces. An internal viewing is highly recommended.

## Description

### Open Plan Living/Dining Kitchen

Kitchen Area: Full range of contemporary fitted wall and base units with counter tops, stainless steel sink and drainer with mixer tap, built in electric oven and hob, integrated fridge freezer and washing machine, power points, spotlights. Laminate flooring.

Living Area: uPVC double glazed window and double doors on to garden, wall mounted electric heaters, TV point, power points, spotlights. Laminate flooring.

### Bedroom

Full length uPVC double glazed windows to rear, wall mounted electric heater, power points. Carpet.

### Bathroom

Panelled bath with shower and shower screen, pedestal wash hand basin, low level WC, part tiled walls, shaver point, towel rail/radiator, extractor fan, spotlights. Tiled flooring.

### Outside

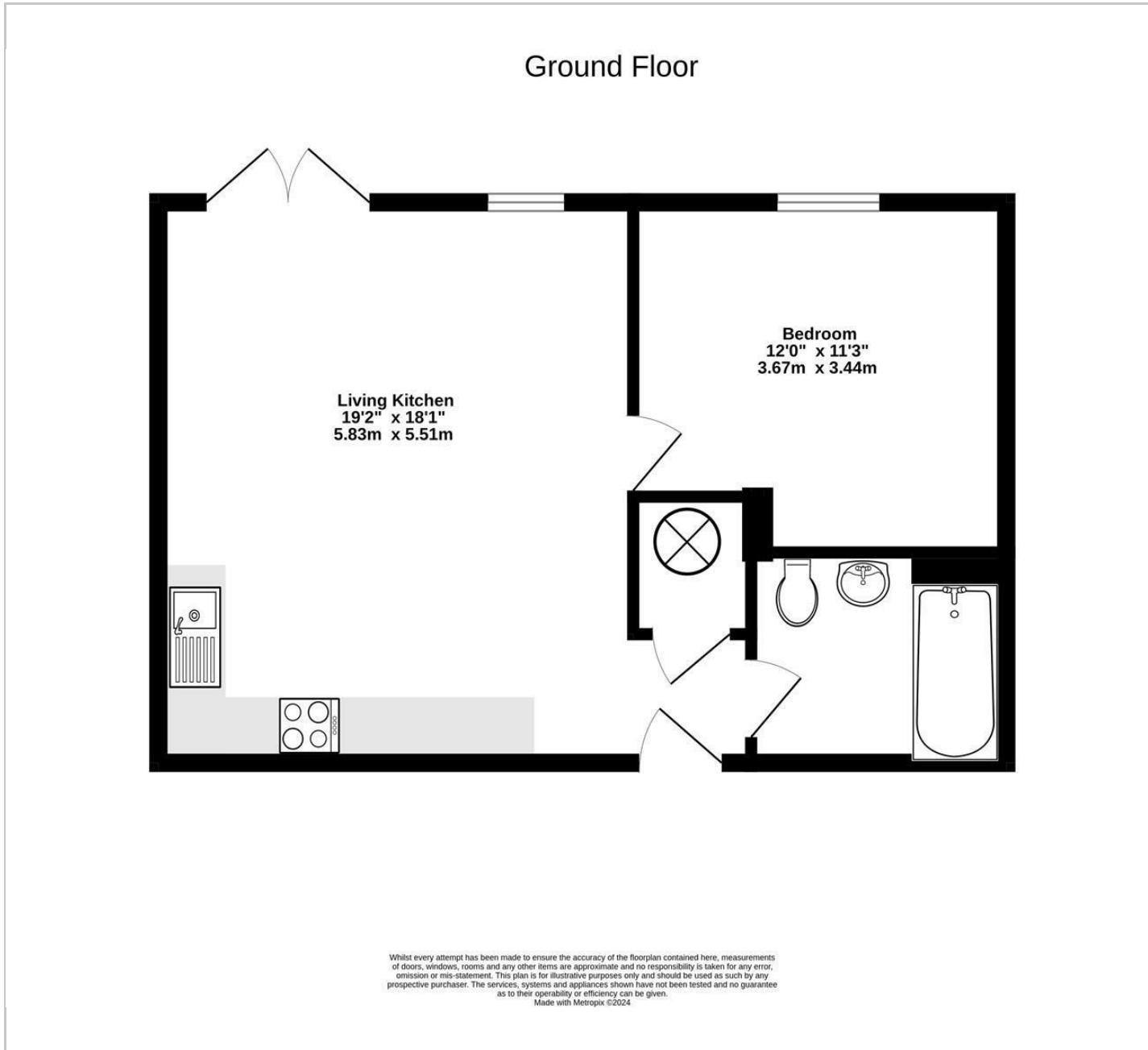
Enclosed rear garden with astro turf. Communal areas, designated parking space, bin/bike store and visitor spaces

## Features

- Ideal First Time Buy Or Investment
- Enclosed Garden With Astro Turf
- Beautifully Presented Throughout
- Contemporary Kitchen With Integrated Appliances
- Close To Many Local Amenities
- Council Tax Band A
- EPC C79



## FLOOR PLAN



## LOCATION



## EPC

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(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>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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