



Block C Aviator Court, York, YO30 4UZ

Guide Price £175,000



## Flat 6, Block C Aviator Court, York, YO30 4UZ

**£175,000**

**NO ONWARD CHAIN! BALCONY! DESIGNATED PARKING!** A superb first floor, one bedroom apartment located in this sought after area of York served by local shops and amenities as well as excellent road links into the city centre and the outer ring road. The property is an ideal first buy buy or investment and is ready to move into.

Accessed via a secure communal hallway, the property comprises entrance hallway, lounge/dining area, fully fitted kitchen, double bedroom and a three piece bathroom suite. To the outside is a good sized private balcony, designated parking plus visitor parking spaces and bin/bike stores. An internal viewing is highly recommended.

## Description

### Entrance Hall

Entrance door, cupboard housing hot water cylinder.  
Luxury vinyl tiling. Opening to;

### Lounge/Dining Room

Double glazed window to side and French doors onto balcony, wall mounted electric heater, TV point, power points. Luxury vinyl tiling.

### Kitchen Area

Double glazed window to front, full range of fitted wall and base units with counter tops, inset stainless steel sink and drainer with mixer tap, integrated fridge freezer and washing machine, power points. Luxury vinyl tiling.

### Bedroom

Two double glazed windows to side and rear, electric wall mounted heater, power points. Carpet.

### Bathroom

Window to rear, panelled bath with tiled enclosure and mixer shower head, pedestal wash hand basin, low level WC, towel rail/radiator, extractor fan. Tiled flooring.

### Balcony

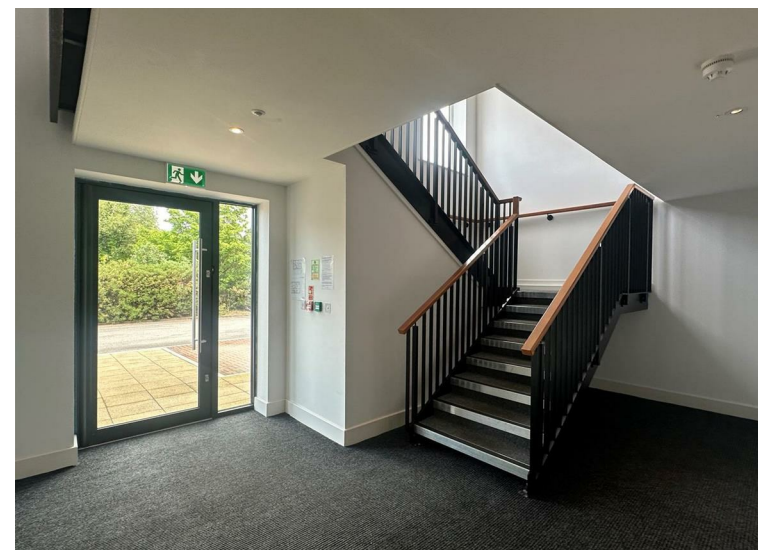
Paved balcony with glass panels.

### Outside

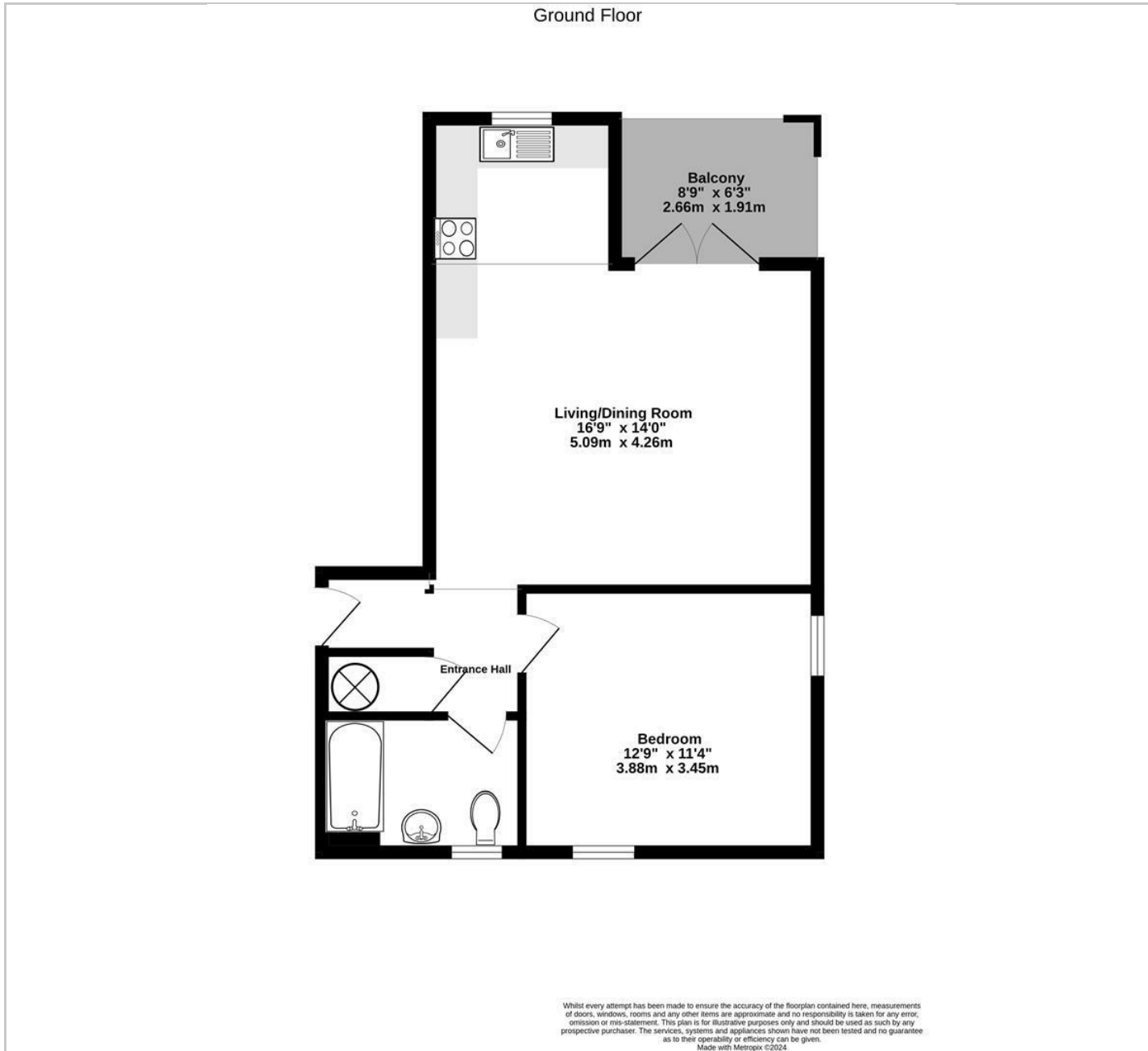
Paved designated parking space with potential for electric car charging, visitor spaces, communal gardens and bin/bike stores.

## Features

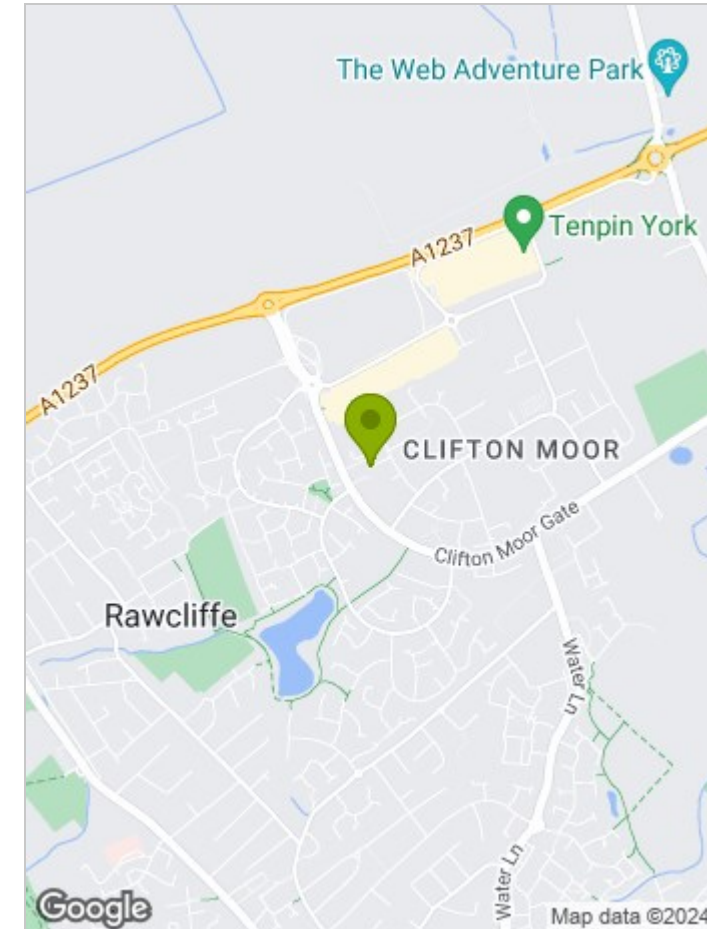
- One Double Bedroom
- Private Balcony
- Sought After Development
- Modern Fixtures & Fittings
- Council Tax Band B
- EPC C76



# 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>			
(69-80) <b>C</b>		<b>76</b>	<b>76</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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