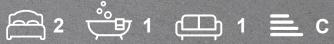


Fulford, YO10 4QX Guide Price £125,000







Churchills are delighted to present to the market this two bedroom first floor apartment for the over 60's with lovely communal landscaped gardens. Within the building there is a secure communal entrance hallway, communal lounge, laundry room and guest bedroom (available to visitors who may wish to stay). The apartment itself is on the first floor and has an entrance hallway, spacious lounge/dining room, fitted kitchen, two bedrooms, recently upgraded shower/wet room as well as three storage cupboards. Externally there are well maintained landscaped gardens and resident and visitor parking spaces. The property has the added benefit of double glazing, electric heating, live-in manager, care line intercom system plus the water rates are also included in the property. An internal viewing is highly recommended.

Entrance

Entrance door, three storage cupboards, carpeted flooring, power points

Living/Dining Room

Double glazed window to rear overlooking garden, night storage heater, carpeted flooring, TV and power points

Kitchen

Fitted wall and base units, one and half stainless steel sink and draining board, eye level oven, hob, integrated fridge, vinyl flooring, power points

Bedroom 1

Window to rear, night storage heater, carpeted flooring, fitted storage, power points

Bedroom 2

Window to rear, night storage heater, carpeted flooring, power points

Shower Room

Walk-in shower cubicle, low level wc, wash hand basin, Aqua boarding, vinyl flooring, electric towel radiator, extractor fan















Outside

Communal areas, communal gardens, social lounge, laundry room, parking, live in warden

Lease and Service Charges To be advised





LOCATION FLOOR PLAN Finsbury St First Floor Terry St Fulford Rd York Steiner School Danesmead Wood Broadway Bedroom Bedroom Lounge Broadway Danum Rd Heslington Ln University of Oct Plant Club Hallway Map data 62025 Kitchen Bathroom **Energy Efficiency Rating** Potential Very energy efficient - lower running costs **EPC** (92 plus) A 76 (69-80) 73 (55-68) (39-54) What every attement has been raide to ensure the accuracy of the foodplan contained here, measuremented of doors, another, one and any other times are approximate and no responsibility is basin for any entire of other and one produced by a taken for any entire or origination or accurate ment. This pairs for effectively purposes only and should be used as such by any cospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. (21-38) G Not energy efficient - higher running costs EU Directive **England & Wales** 2002/91/EC

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