



Flat 9, Block E Aviator Court, Clifton Moor, York, YO30 4UZ

Guide Price £150,000



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£150,000

NO FORWARD CHAIN! Churchills Estate Agents are offering for sale this one bedroom first floor apartment with parking located in this popular development of Aviator Court, close to Clifton Moor and with easy access into York city centre and the outer ring road. The property is finished to a very high specification and comprises communal entrance hall, private entrance hall, large open plan living/dining room with fitted kitchen, double bedroom and three piece shower room. To the outside is an allocated parking space plus visitor parking and bin/bike stores. This property is sure to appeal to both first time buyers and investors alike. An accompanied viewing is highly recommended.

Description

Communal Entrance

Stairs to all floors.

Entrance Hall

Entrance door. Carpet.

Living/Dining Room

Double glazed windows, TV point, power points, electric heater. Carpet.

Kitchen

Fitted wall and base units comprising roll top work surfaces, stainless steel sink and drainer with mixer tap, space and plumbing for appliances, integrated electric oven and hob, built in fridge freezer, power points. Vinyl flooring.

Bedroom

Double glazed window, power points, electric heater. Carpet.

Shower Room

Walk in shower cubicle, wash hand basin, low level WC, extractor fan, towel radiator. Tiled floor.

Outside

Allocated car parking space, visitor spaces, bin and bike stores plus communal gardens.

Lease/Service charge to be advised.

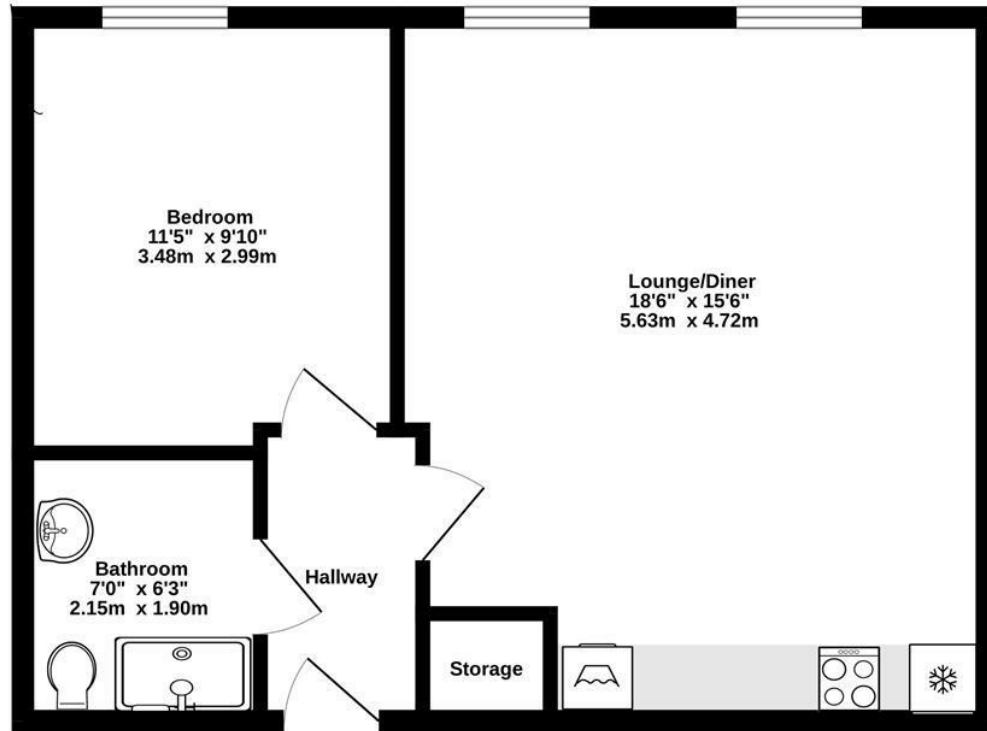
Features

- NO FORWARD CHAIN!
- One Bedroom First Floor Apartment
- Allocated Car Parking Space
- Popular Development Of Aviator Court
- Finished To A High Specification
- Sure To Appeal To Both First Time Buyers & Investors Alike
- Council Tax Band A
- EPC C 77



FLOOR PLAN

467 sq.ft. (43.4 sq.m.) approx.



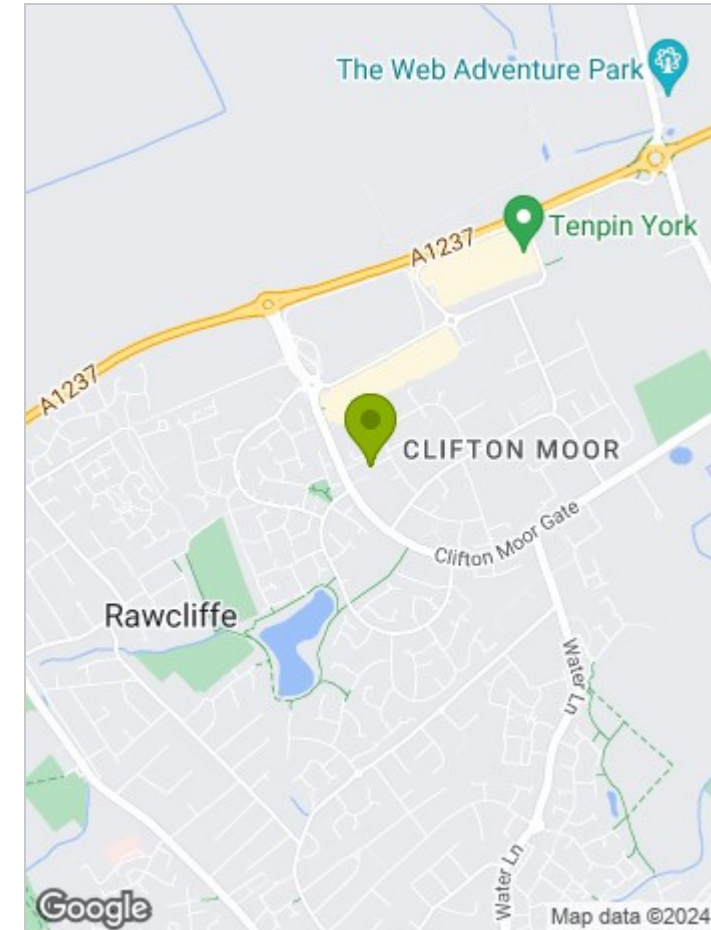
1 Bed Flat

TOTAL FLOOR AREA : 467 sq.ft. (43.4 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	77
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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