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Belfry Court, The Village,

Guide Price £160,000

Wigginton, York

*** IMPRESSIVE 1-BED LEASEHOLD APARTMENT *** OVER 65's RETIREMENT PROPERTY *** McCARTHY STONE DEVELOPMENT *** SOUTH FACING *** VIEWS OVER COMMUNAL GARDENS *** NICE AND LIGHT FEEL *** SECOND FLOOR WITH LIFT ACCESS *** EPC RATING C *** COUNCIL TAX BAND B ***

Available to purchase in the sought-after retirement development 'Belfry Court' in the village of Wigginton, is this well-proportioned one-bedroom apartment. The accommodation living area has the benefit of a south-facing window with views over the well-maintained communal gardens. The apartment also comprises a well-fitted kitchen, a double bedroom with fitted wardrobes, a bathroom and a spacious entrance hall.

With communal areas and well-tended gardens and having been built by McCarthy & Stone in 2008, these apartments have a modern feel as well as enjoying a central location in this popular village 4 miles to the north of York. Located on a bus route to York itself and handy for the local amenities which include doctors surgery, chemist, pub, church, and village store as well as Haxby a short walk away we always get plenty of interest in this desirable development.

Belfry Court

Belfry Court benefits from an on-site part-time manager and central call centre. There is a ground floor communal area where residents get together and socialise with events from time to time. There is the option to have guests stay over with a guest room which can be rented. Outside are well-tended communal gardens and parking to the rear of the development (check with manager for availability) and a scooter store with a charging area. This development does not offer any care and is strictly a retirement residential building.

Entry into the building is via a secure entryphone system. On entering the building you are welcomed into a communal area where there is access to the apartments via a lift or stairs. 32 Belfry Court is located on the second floor.

Property Description

This apartment is located on the second floor and is accessed via a timber entrance door. On entering the apartment you are welcomed into an entrance hall where there are doors leading to the dining lounge, bedroom, bathroom and a large storage room where the hot water system is situated.

The dining lounge is a generous size and offers space for both living and dining furniture. There is also a fireplace with an electric fire, an electric storage heater, television & telephone points and UPVC glazed French doors opening onto a Juliet balcony with views over the communal gardens. There are also glazed French doors providing access into the kitchen.

Accessed from the living room through glazed French doors, the kitchen is fitted with a range of wall and base units complimented with worktops, an integrated sink with a mixer tap, an electric ceramic hob, an electric oven/grill combo, an under-counter fridge and an under-counter freezer. There is also a window providing views over the communal gardens.

This double bedroom has built-in wardrobes, an electric wall-hung heater and a window providing views of the well-maintained communal gardens. There is also a television point.

The bathroom is fitted with both, a bath and a step-in shower cubicle. There is also a wash basin set in a vanity unit with a wall mirror and a toilet. There is also an electric wall-hung fan heater and an electric heated towel rail.

Tenure Information

Tenure Type: Leasehold

Lease original length: 125 Years

Lease remaining: 108 years approx

Leasehold Annual Service Charge Amount £2,987.44 per annum

Leasehold Ground Rent Amount £425 per annum

Council Tax Banding: B

EPC Rating Band: C

Disclaimer

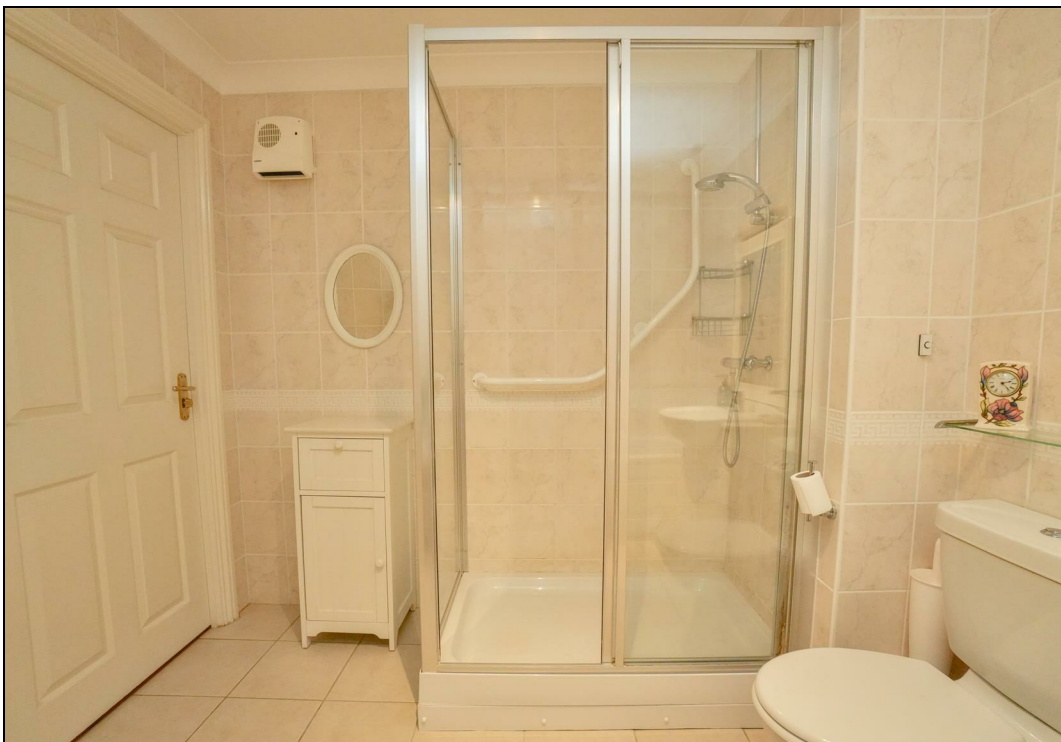
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KEY FEATURES

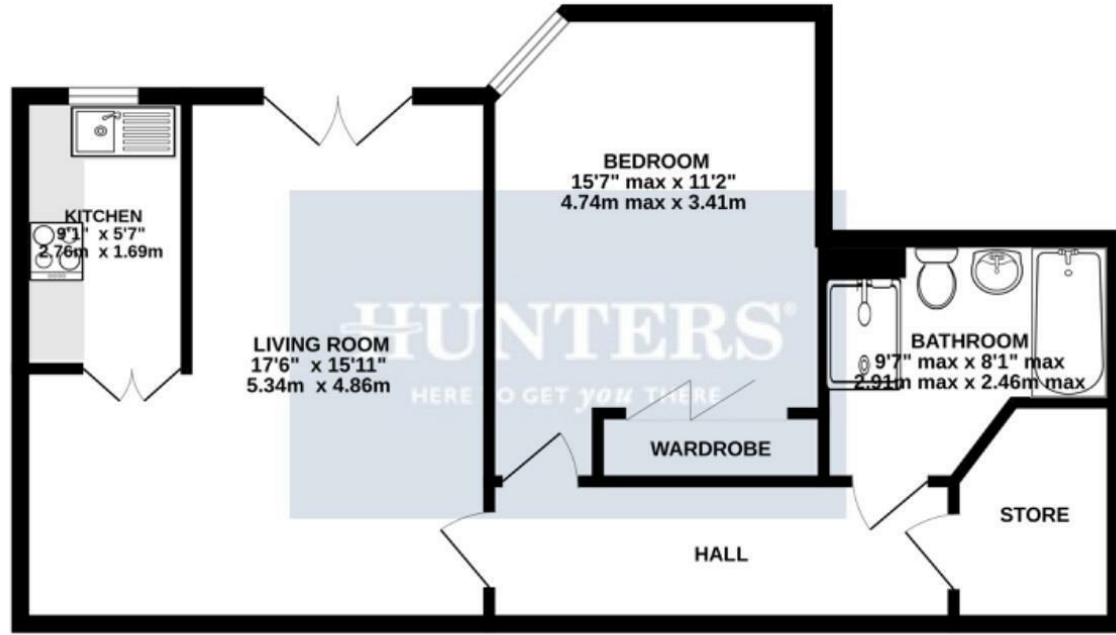
- 1 BED RETIREMENT PROPERTY
- MCCARTHY & STONE DEVELOPMENT
- CENTRAL WIGGINTON LOCATION
- HANDY FOR VILLAGE AND BUS TO YORK
- WELL PRESENTED THROUGHOUT
- 2ND FLOOR SOUTH FACING APARTMENT
- LEASEHOLD
- COUNCIL TAX BAND B
- EPC RATING: C





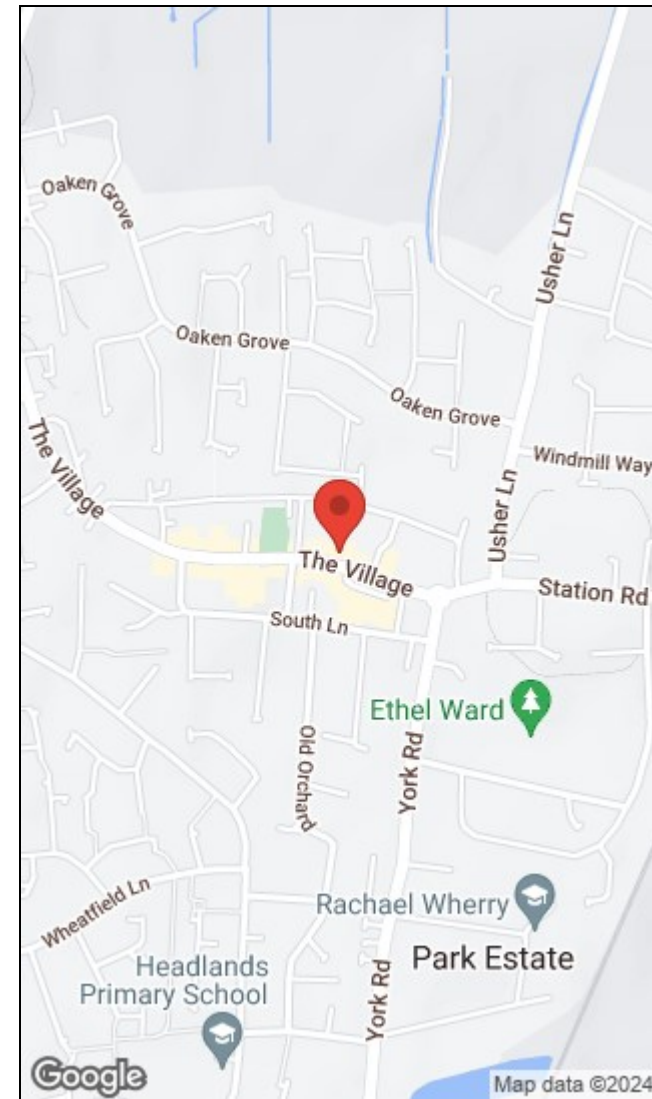


SECOND FLOOR
615 sq.ft. (57.2 sq.m.) approx.



TOTAL FLOOR AREA : 615 sq.ft. (57.2 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		76	83
(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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