



11 Lowther Court, Lowther Street,
York, North Yorkshire YO31 7EG

Guide Price £219,500


BISHOPS
PERSONAL AGENTS

Bishops Personal Agents offer for sale this excellent and very well-presented ground floor apartment, forming part of this modern development, within this highly regarded residential area of The Groves, with easy access to the city centre, outer ring road and lying convenient for the Vanguards and Monks Cross shopping centres. This stylish apartment will appeal to both first time buyers and buy to let investors, plus those looking to be within a short stroll of both Nestle or the City Hospital. The accommodation briefly comprising; Communal entrance hall, with a staircase to the top floor. This apartment is accessed via a private entrance lobby, which also houses an airing cupboard. Then from the central hallway, doors lead us into the reception rooms. To the front is the spacious living room with sliding patio doors letting in lots of natural light. A modern fitted kitchen, with a range of white cupboards, plus some integral appliances and a contemporary bathroom. To the rear are two double bedrooms, the principal with ample wardrobe space and the second with a door giving access to the outside patio area and gardens, completing this apartment. Externally, the development provides fabulous communal gardens, for all residents to use, plus an outside lockup, suitable for a cycle enthusiast or extra storage. There is also an allocated parking space and visitors parking spaces to the front. Sold with no onward chain! An early viewing is highly recommended not to miss out.

The Groves is a popular suburb, just about a mile north of York City Centre. Boasting a wide range of local amenities including a Post Office with adjoining Newsagents, Shops, Pharmacist, Doctor's surgery, Hairdressers, Public Houses and a superb bus service into the city centre. The York Outer Ring Road (A1237) is just 0.5 miles further north and the shopping parks at Monks Cross and neighbouring Vanguarde as well as Clifton Moor and the A64 are within easy reach by car. The area has a Primary School and falls within the catchment area for the highly regarded Huntington Secondary School. The historic city of York is a hive of activity with an abundance of shopping facilities, restaurants, York racecourse and 2 theatres. York's mainline railway station is within walking distance and offers regular services to major cities including Manchester, Edinburgh and London with some journeys taking less than 2 hours to Kings Cross. The outer ring road (A1237) is within easy vehicular reach, ideal for those commuting to Leeds and further afield



Communal Entrance

Entrance to building and stairs to all the floors. A door leading into the apartment on the ground floor.

Entrance Hall

Entrance with an airing cupboard and telephone point*. Door to the inner lobby with a wall heater. Doors leading to...

Living Room

14' 10" x 12' 10" (4.52m x 3.91m)

Double glazed wood patio doors and window, tv point*, telephone point* and wall heater*.

Kitchen

8' 5" x 8' 4" (2.56m x 2.54m)

Fitted with a range of white units, comprising of wall, floor and drawer units with matching work surfaces over. Sink with mixer tap. Built-in electric oven*, electric hob*, with extractor hood* over. Integral washer/dryer*, dishwasher*, space for an upright fridge/freezer* and down lighting.



Bedroom 1

12' 8" x 9' 9" (3.86m x 2.97m)

Double glazed wood windows to rear aspect and wall heater*.

Bedroom 2

10' 10" x 8' 5" (3.30m x 2.56m)

Double glazed wood window and door to rear aspect and wall heater*.

Bathroom

6' 5" x 6' 4" (1.95m x 1.93m)

'White' suite comprising; Bath with mixer taps and shower over*, wash hand basin, low level wc, extractor fan*, down lighting and heated rail*.

Outside

To the rear of the building we find communal gardens, with a out side lock up to the side. To the front both allocated and visitors car parking.



Tenure

We have been informed by the vendor that the property is leasehold with a 999 year lease which commenced from 1998. Current service charge £960 per annum and includes ground rent as no other payments are made, also includes building insurance and maintenance of communal areas, plus window cleaning and gardening. Reviewed Annually. The council tax is band C. This apartment can be let, but not as a holiday let and minimum 6 months. Pets are not allowed. Details which should be checked at the time of purchase by a solicitor.

Agents Note

Epc rating C, Council tax band C.

Broadband supplier: Sky Fibre.

Broadband speed: Standard Speed.

Water supplier: Yorkshire Water.

Gas supplier: No gas.

Electricity supplier: EON.







Energy performance certificate (EPC)

11 Lowther Court Lowther Street YORK YO31 7EG	Energy rating C	Valid until:	7 September 2033
		Certificate number:	0382-1005-3251-7267-6204

Property type

Ground-floor flat

Total floor area

50 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

Bishops Personal Agents

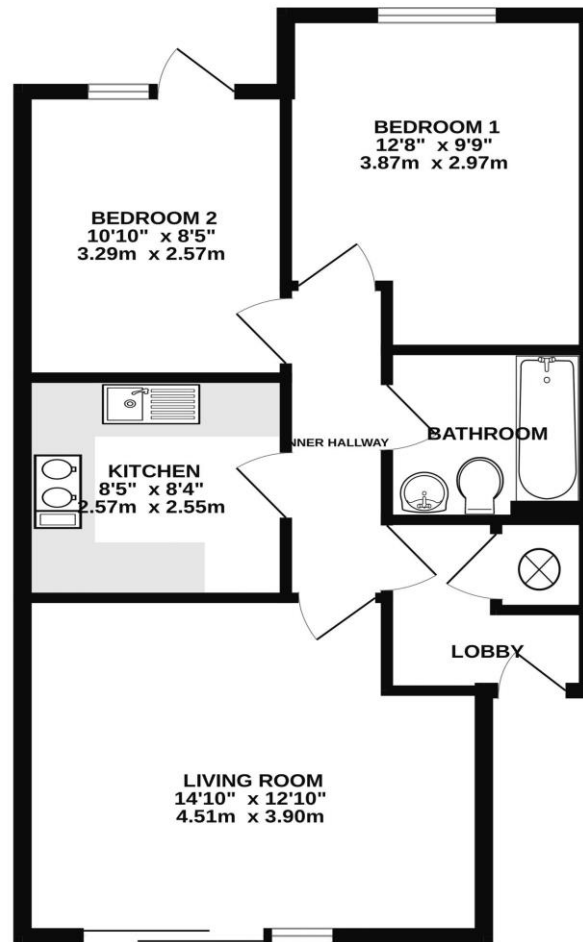
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GROUND FLOOR
576 sq.ft. (53.6 sq.m.) approx.



TOTAL FLOOR AREA : 576 sq.ft. (53.6 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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DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances* (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances – All measurements are approximate. Bishops Personal Agents recommends certain products and services to buyers including conveyancing and mortgage advices. We may receive commission for such recommendations. To confirm what the referral fee amounts would be, please ask your Personal Agent direct. Please note that you are under no obligation to use any of these services or the recommended providers.