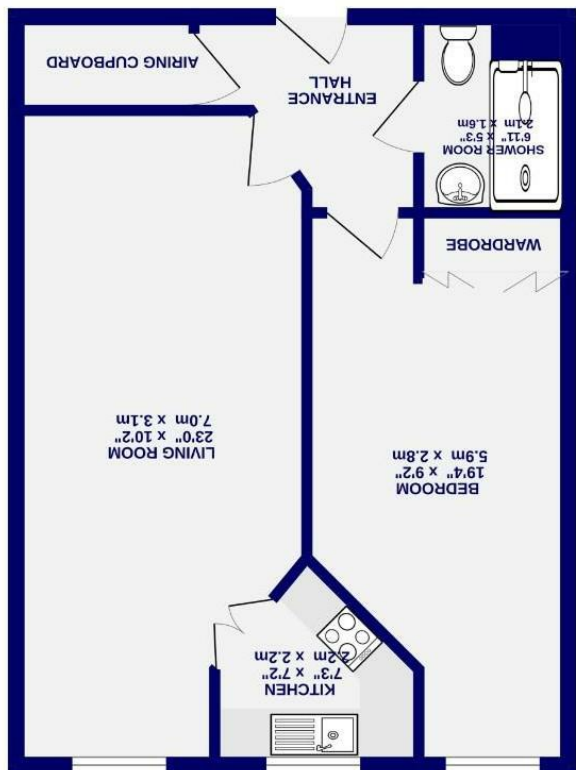


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

505 sq. ft. (46.9 sq. m.) approx.
 TOTAL FLOOR AREA: 505 sq. ft. (46.9 sq. m.) approx.
 Measurements are taken to the internal face of the walls and are not intended to be used as a guide for the purposes of planning or building regulations. The services, systems and appliances shown have not been tested and no guarantee is given that they will be installed or that they will be in good working order at the time of completion of the contract. The purchaser should verify the accuracy of the measurements and the location of the services, systems and appliances shown on the plan. The purchaser should also verify the accuracy of the measurements and the location of the services, systems and appliances shown on the plan. The purchaser should also verify the accuracy of the measurements and the location of the services, systems and appliances shown on the plan.



15 Belfry Court,
 The Village,
 York, YO32 2QX

Leasehold
 Council Tax Band - B

- Retirement Apartment
- First Floor With Lift Access
- Well Presented Throughout
- One Double Bedroom
- Views Out To The Village
- Sought After Development
- Over 65's
- Epc B



The Village
Wigginton, York
YO32 2QX

£155,000



A superb opportunity to acquire a one bed first floor apartment within the reputable 'Over 65's' development of Belfry Court, built by McCarthy Stone, in Wigginton. Ideally located for quick access to Haxby & Wigginton GP Surgery, Citywide Health Pharmacy, the local village church, pubs and the varied amenities of Haxby village, it is unsurprising that this development is popular among local buyers. Conveniently, this property is also on the regular number 1 bus route which provides easy travel to York city centre and the train station.

The accommodation itself enjoys a spacious entrance hall with storage cupboard, double bedroom with built in storage, recently updated shower room, living diner (with views out to Wigginton village) and fitted kitchen with integrated appliances. The communal areas in the development include a lounge meeting area, laundry facilities, guest bedroom to hire and a storage facility.

Viewing is highly recommended to appreciate all that is on offer within this development.

Leasehold
Length of lease 125 years from 2007 - 109 years remaining
Ground rent £425 p.a.
Ground rent review period tbc
Service charge £2,636.70 p.a.
Service charge review period - annual
Council Tax Band B

