

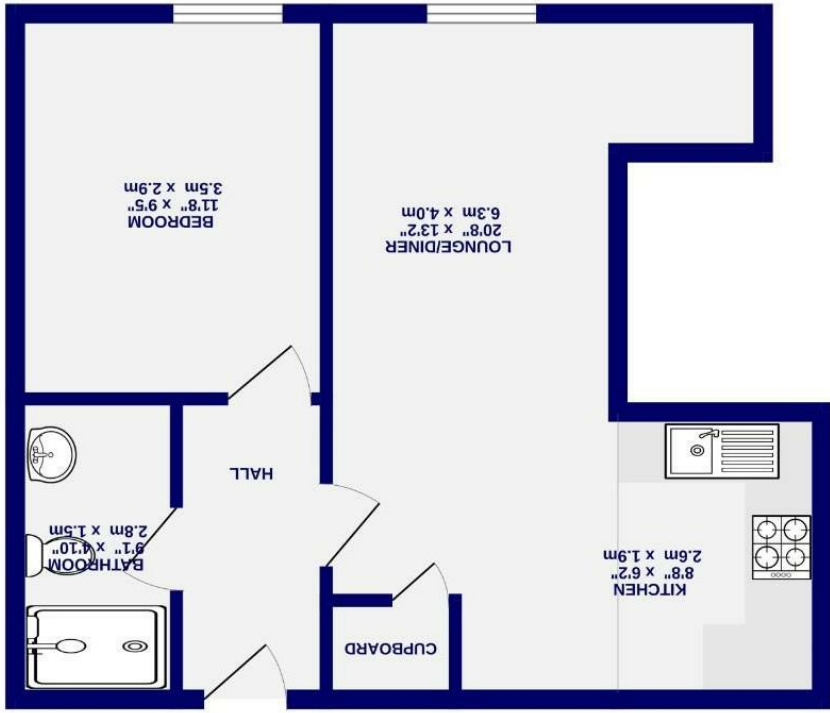
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- EPC-C
- Ready To Move Into
- Popular Development
- Open Plan Living
- Beautifully Presented
- Allocated Parking
- First Floor - Lift Access
- One Bedroom Apartment

Leasehold  
Council Tax Band - A

# Aviator Court Clifton Moor, York YO30 4UZ



1ST FLOOR  
448 sq.ft. (41.6 sq.m.) approx.





Aviator Court  
Clifton Moor, York  
YO30 4UZ

£140,000



An immaculately presented one bedroom apartment within the popular development of Aviator Court, located within Clifton Moor. Benefiting from lift access up to the first floor, this property could make an ideal first home or investment purchase.

Clifton Moor is located to the north of York and benefits from a wealth of local amenities, including a supermarket, various convenience stores and department stores, as well as plenty of eateries. Offering regular commuter links to York City centre and train station, this property could be perfect for any working professional who needs to be within York.

Accessed via a secure communal entrance, this property comprises a spacious entrance hall, which leads into the open plan kitchen living diner. Offering plenty of storage, the kitchen is fitted with high gloss wall and base units that house a variety of integrated appliances. The reception room benefits from a large window that faces out to the front of the building, allowing natural light to flood through making this a bright and airy room throughout the day.

Next door is the spacious double bedroom, which offers enough room for plenty of furniture. The internal accommodation is completed by the stylish three piece bathroom with walk in shower, and a deep storage cupboard off the hall.

Allocated parking is included for this property and there are plenty of visitor bays on site. Bike shed.

Sure to be popular among the variety of buyers, viewing is highly recommended.

Leasehold  
Length of lease - 192 years remaining  
Ground rent £294 p.a.  
Ground rent review period - Every 5 years  
Service charge £1200 p.a.  
Service charge review period -N/A  
Council Tax Band A

