



- Popular Development
- Allocated Parking Space
- Investment Opportunity
- First Floor

- Great Road Links
- Close to Local Amenities
- Two Bedrooms
- Epc C

A two bedroom first floor apartment situated upon this popular development benefitting from great transport links to York city centre and further afield via the ring road, whilst also being a short walk to Clifton Moor shopping centre.

Entering the property through the communal and secure entrance hall and up to the first floor there is a private hallway with storage cupboards, two bedrooms, the master containing built-in wardrobes, a bathroom with a shower over the bath, a spacious lounge area and a separate kitchen.

The apartment benefits from an allocated parking space, a communal bike store and visitor parking is available on the development. This apartment would be a great investment opportunity as a buy to let.

Leasehold

Length of lease - 155 year lease from 2003

Ground rent £178 per year paid in 2 instalments

Ground rent review period: Annually

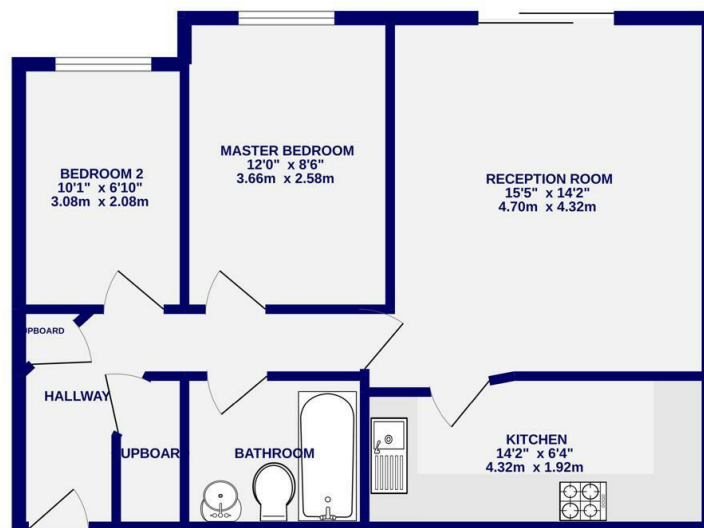
Service charge £1050 per year paid in 2 instalments

Service charge review period Annually

Council Tax Band C



**GROUND FLOOR**  
585 sq.ft. (54.4 sq.m.) approx.



TOTAL FLOOR AREA: 585 sq.ft. (54.4 sq.m.) approx.

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