



- First Floor Apartment
- Open Plan Living
- Allocated Parking
- Lift Access

- One Bedroom
- Popular Development
- Immaculately Presented
- EPC D

A wonderful one bedroom apartment located in this popular development, located to the north of York. Within walking distance of the local amenities within Clifton Moor, such as shops, restaurants and gyms, this immaculately kept apartment also benefits from regular commuter links to York city centre. Situated on the first floor, this apartment can be accessed via lift, and it also includes an allocated parking space.

Entering through the secure communal door with intercom, the apartment opens into a spacious hallway with built-in cupboard for storage. To the left is the open plan kitchen living diner, which is illuminated by natural light thanks to windows across dual aspects. The contemporary kitchen offers ample storage through an array of high gloss wall and base units, all of which are complimented by wood effect worktops. Whilst some appliances are included, the kitchen offers enough space for additional white goods.

The double bedroom is located off the hall and the internal accommodation is completed by the beautifully kept bathroom with metro tiles.

Halo 3 offers well kept communal areas and parking, with a space allocated for this apartment.

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

Leasehold

Length of lease 250 years from 2016

Ground rent £226.37 p.a.

Ground rent review period - annually

Service charge £392.18 per quarter

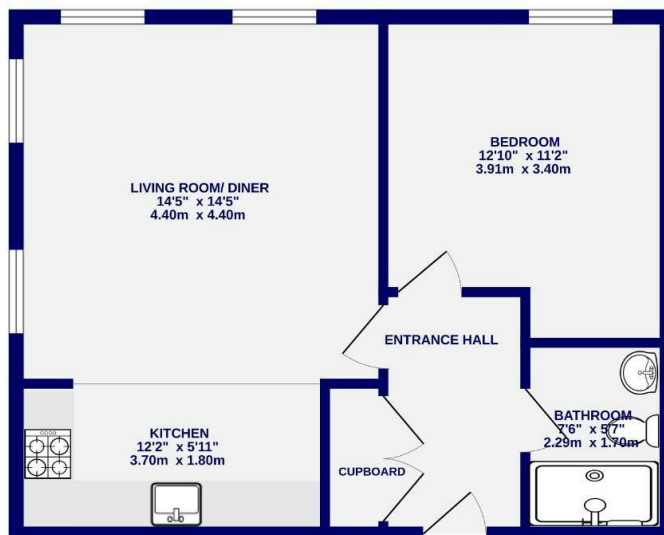
Service charge review period - annually

Annual insurance charge £380.84

Council Tax Band A



FIRST FLOOR
520 sq.ft. (48.3 sq.m.) approx.



TOTAL FLOOR AREA: 520 sq.ft. (48.3 sq.m.) approx.

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Made and for sale by: 03/23

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