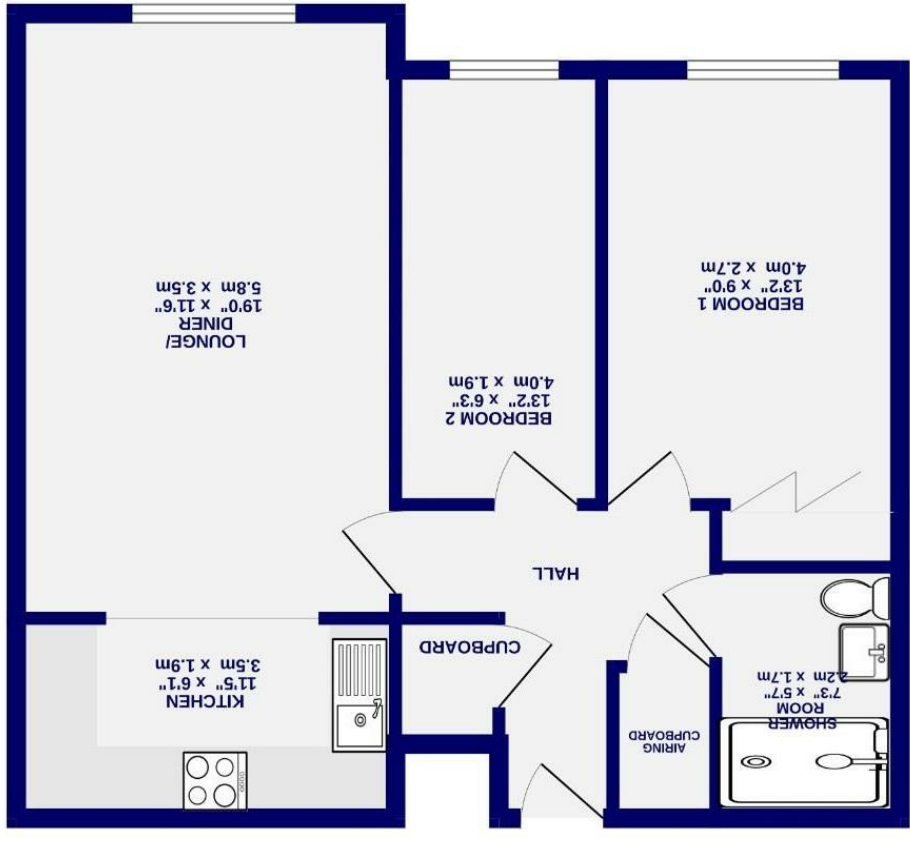


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- First Floor Retirement Apartment
- Refitted Bathroom & Kitchen
- Views Over Gardens To Front
- 2 Bedrooms
- Communal Facilities
- Prime Location
- EPC- B

Leasehold  
Council Tax Band - B

Hansom Place  
Wigginton Road,  
YO31 8FQ





Hansom Place  
Wigginton Road, York  
YO31 8FQ

£200,000



A superb first floor end two bedroom apartment in this popular over 60's development located approximately half a mile from York's historic city walls, with the hospital on the doorstep. We believe this is one of the best apartments in the development with views over the gardens.

The building is accessed via a communal entrance with intercom entry system and wheelchair push button access door. The apartment itself has an entrance hall with utility cupboard benefitting from plumbing for a washing machine, there is also a further storage/airing cupboard.

The living room offers enough space for sofa's as well as a dining table and chairs and enjoys a large bay window offering views over the well maintained communal gardens. The modern kitchen is just off the dining area and offers plumbing for dishwasher, oven and hob with extractor fan above, there is also space for a free standing fridge freezer.

There are two bedrooms again with views over the communal gardens. The modern shower room, recently fitted, completes the internal accommodation with its heated towel rail, sink with vanity unit, W.C and walk in shower. The property has electric storage heating and there are TV and Telephone points in lounge and both bedrooms.

Hansom Place is a popular collection of retirement properties and benefits from a communal lounge, on site warden as well as private parking and communal gardens with the option to 'Adopt a Plot'. Medical Emergency systems fitted linked to Careline 24 hrs a day and lift access to all floors.

The property is offered for sale with no onward chain.

A viewing of this property is highly recommended to truly appreciate all it has to offer.

Leasehold  
Length of lease- 120 years from 24 June 1993  
Ground rent- £667.60 per annum  
Ground rent review period- 2039  
Service charge £2,400.12 per annum  
Service charge review period- Yearly

Council Tax Band- B

