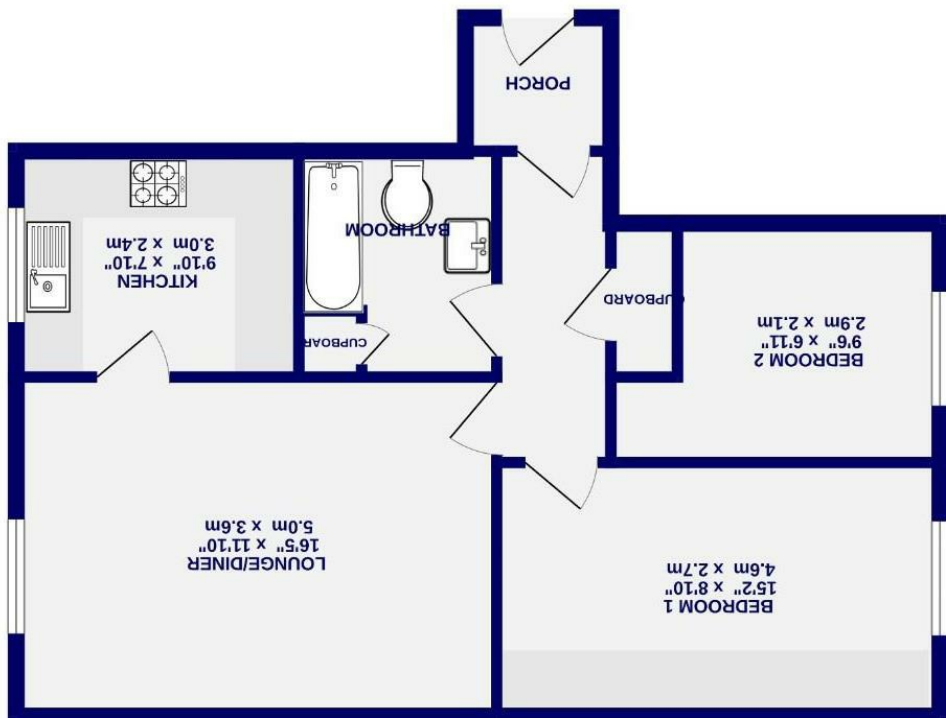


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, 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.

TOTAL FLOOR AREA: 617 sq. ft. (57.3 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the dimensions of rooms and any other areas the apartment, it is included in the part the dimensions are part of the overall floor area for the purposes of the contract. The contract, options, fixtures, fittings and appliances shown have not been tested and no guarantee is given as to their operation. Measurements are given in metres and feet and are not to be used for any other purpose. The contract, options, fixtures, fittings and appliances shown have not been tested and no guarantee is given as to their operation.



1ST FLOOR
 617 sq. ft. (57.3 sq.m.) approx.

Cherry Hill Lane , York YO23 1AW

Leasehold
 Council Tax Band - D

- First Floor Apartment
- Two Bedrooms
- Contemporary Kitchen
- Well Presented Throughout
- Allocated Parking
- Close To York City Centre
- Ideal First Home
- EPC - C



Cherry Hill Lane
, York
YO23 1AW

Offers Over £280,000



Located in the popular area of Bishophill and within walking distance of the varied amenities of the acclaimed Bishopthorpe Road, is this beautifully presented two bedroom apartment. Positioned so close to York city centre and train station, this property also benefits from allocated parking.

Found on the first floor, this apartment is accessed via a secure communal entrance. Inside, the apartment offers an entrance hall which leads into the bright and airy reception room. Benefiting from a large window, natural light floods in, making it a welcoming space. Off the living room is the contemporary kitchen which offers an array of wall and base units allowing for plenty of storage, worktop space and integrated appliances. Across the hall are two well proportioned bedrooms, with the house bathroom completing the internal accommodation.

Externally the apartment benefits from allocated parking, a visitor parking permit, beautiful communal grounds and stores.

In summary a wonderful property, ideally placed for those who need access to the city centre. Early viewing is highly recommended.

Leasehold
Length of lease- 999 years from 1 January 1988
Ground rent £0
Ground rent review period N/A
Service charge £1,300 per annum

Council Tax Band- D

