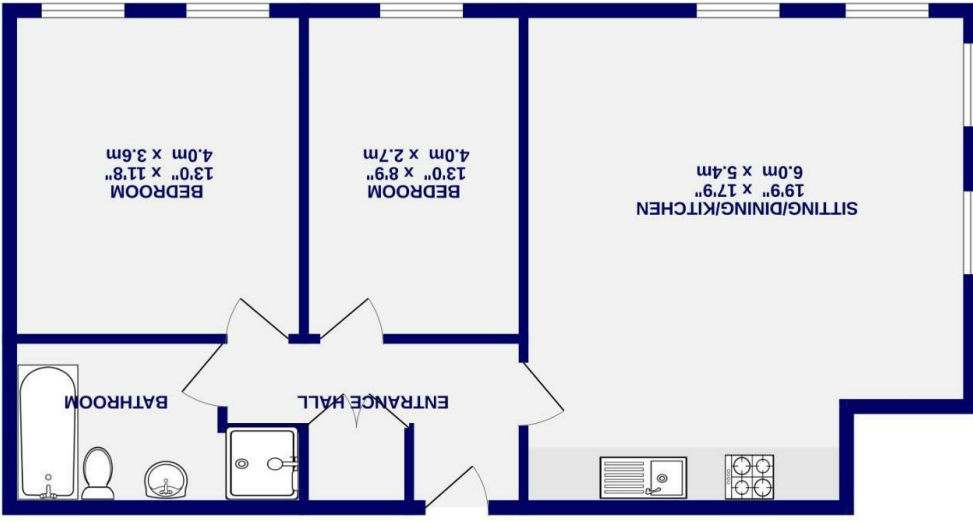


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, 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 and no responsibility is taken for any error, omission or mis-statement. This plan is drawn to scale and is intended to provide a general impression of the layout of the overall floor area and no responsibility is taken for any error, omission or mis-statement. The plan is illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability. Made with Metreplan 2024

- EPC - D
- Ideal First Home
- Two Allocated Parking Spaces
- Popular Residential Development
- Immaculately Presented Throughout
- Open Plan Kitchen Living Diner
- Two Double Bedrooms
- First Floor Apartment

Leasehold
Council Tax Band - B

Amy Johnson Way
Clifton Moor, York
YO30 4ZH



TOTAL FLOOR AREA: 733 sq. ft. (68.1 sq.m.) approx.



Amy Johnson Way
Clifton Moor, York
YO30 4ZH

£195,000



This spacious two bedroom apartment with vaulted ceilings offers off street parking and is conveniently located within Clifton Moor, to the north of York, within this popular development. Situated on the first floor of this converted development, the apartment is well placed for access to York city centre, many good transport links, a wealth of shops and amenities, local schooling as well as being close to Clifton Moor Shopping Centre which is just a short walk away.

Accessed via a secure communal entrance, with the option of stairs or lift access to the first floor, the apartment comprises a wide entrance hall which leads into the open plan kitchen living diner. With windows across two aspects, this is a bright and airy space, and given the position of the apartment, is surrounded by trees/hedges. The kitchen offers an array of modern wall and base units, allowing for plenty of storage as well as worktop space. Down the hall are two double bedrooms and a well presented four piece bathroom.

Externally the apartment enjoys some communal green space, and there are two allocated parking spaces with the apartment.

An ideal first home, or investment purchase, early viewing is highly recommended.

Leasehold
Length of lease- 240 years remaining
Ground rent £750 per annum
Ground rent review period- N/A
Service charge £3000 per annum

Council Tax Band- B

