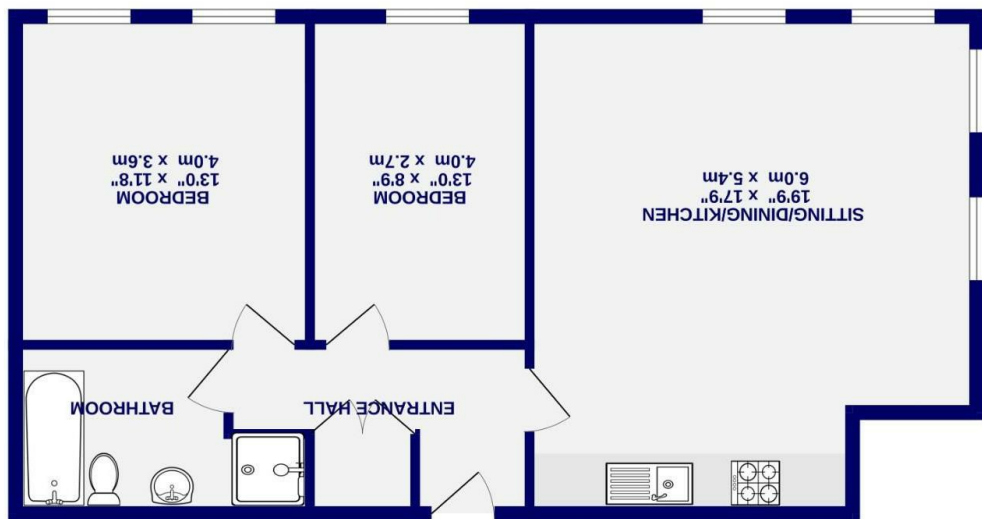


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, 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 the scale of 1:50. It is intended to provide a general impression of the layout of the property and is not intended to be used 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.

- 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.  
 Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other areas and no responsibility is taken for any error, omission or mis-statement. This plan is drawn to the scale of 1:50. It is intended to provide a general impression of the layout of the property and is not intended to be used 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.



Amy Johnson Way  
Clifton Moor, York  
YO30 4ZH

Offers In The Region Of  
£180 000



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 lift access to the first floor, the apartment comprises a wide entrance hall which leads into the open plan kitchen living diner. With dual aspect windows, this is a bright and airy space, surrounded by trees/hedges. The kitchen offers an array of modern wall and base units, with 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 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

