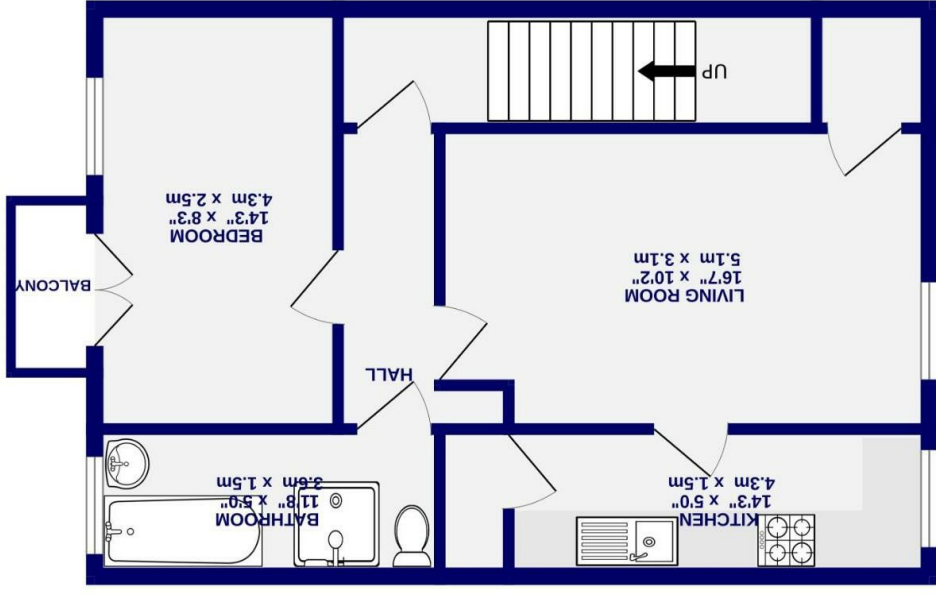


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services,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

Heslington Court, Heslington, York, YO10 5EX

Leasehold
Council Tax Band - B

- First Floor Apartment
- Over 60s Development
- 70% Shared Ownership
- Popular Residential Area
- Communal Spaces & Parking
- Four Piece Bathroom
- No Onward Chain
- EPC - C



1ST FLOOR
542 sq.ft. (50.4 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the figures, measurements of rooms and any other items are approximate. It is advised that the purchaser should verify the measurements of rooms and any other items and no responsibility is taken for any error, omission or mis-statement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The plan is for illustrative purposes only and should be used as such by any prospective purchaser.



Heslington Court
Heslington, York
YO10 5EX

70% Shared ownership
£80 000



This wonderful first floor apartment is set to the south of York in a most sought after retirement development for over 60's or disabled persons of any age. Heslington Court is a small leafy and secluded collection of properties which really offers a sense of peace yet is within easy reach of the picturesque village of Heslington and the wonderful grounds of the University Of York. Whilst set out of York city centre, the apartment is within close proximity of regular bus connections to York and the train station.

Accessed via a private door on the ground floor, the apartment offers a ground floor entrance with stairs and a recently refurbished stairlift up to the apartment. The apartment includes a recently decorated living room which is set to the front of the property and overlooks the communal grounds. Off this room is the kitchen which comprises an array of wall base units with worktops and space for freestanding appliances. At the end of the kitchen is a convenient storage cupboard which houses the boiler but could also be utilised for storage or a utility space. The rest of the apartment comprises a double bedroom with a small balcony overlooking the communal gardens, and a generous four piece bathroom.

The property also benefits from off street parking, communal gardens and a laundry room. There is a community room where organised social events can be enjoyed such as bingo and coffee mornings. There is a manager who lives on site too.

Offered for sale with no forward chain, early viewing is essential.

Leasehold
Length of lease- 60 years from start of new ownership
Service Charge- £145 pcm
Scheme Manager Service/Support Service- £19.78pcm
Ground rent- £0
Total Monthly Charge- £164.78

Council Tax Band- B

70% shared ownership- Disabled of any age or over 60s

