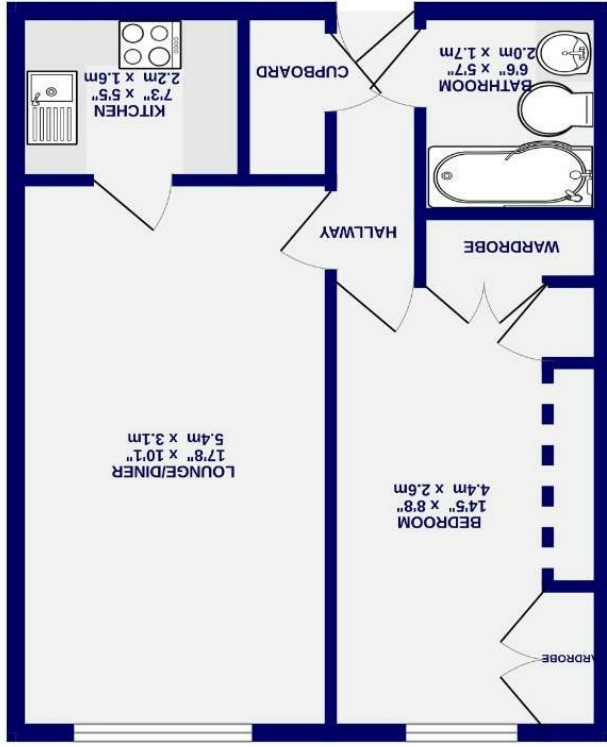


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, 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: 433 sq ft (40.3 sq m) approx.
 While every effort has been made to ensure the accuracy of the figures, measurements of rooms and any other areas and appliances, it is not intended to be taken as a guarantee or warranty. The floor is the finished floor and is not intended to be taken as a guarantee or warranty. The floor is the finished floor and is not intended to be taken as a guarantee or warranty. The floor is the finished floor and is not intended to be taken as a guarantee or warranty.



1ST FLOOR
 433 sq.ft. (40.3 sq.m.) approx.

- First Floor Apartment
- One Bedroom
- Well Maintained Throughout
- Popular Development
- Close To York CC
- Communal Areas
- No Onward Chain
- EPC - TBC

Leasehold
 Council Tax Band - B

Dodsworth Avenue, York, YO31 7TR



Dodsworth Avenue
, York
YO31 7TR

£80,000



Located to the east of York, this spacious one bedroom first floor retirement apartment (for over 55's) is ideally positioned for access to the City centre and varied local amenities.

The property has been well maintained and the accommodation briefly comprises; entrance hallway, a good sized reception room with open access to a modern fitted kitchen, double bedroom and modern shower room.

Within the development is a communal lounge and launderette, as well as surrounding gardens and allocated parking on a first come, first served basis. Langley House is partly warden controlled.

The property is offered for sale with no forward chain, early viewing is essential.

Leasehold
Length of lease- 99 years from 1 September 1986
Ground rent £400 per annum
Service charge £1596 per annum

Council Tax Band- B

