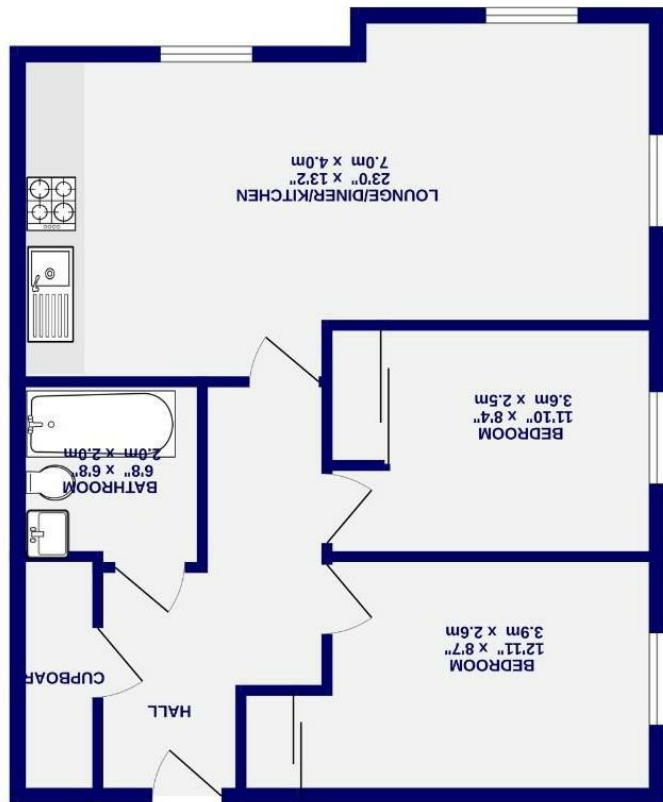


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services,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

Water every minute has been made to make the accuracy of the layout, measurements of rooms and the floor area of the property. It is not intended to be used as a guide only. The floor area is the gross area and includes the area of the kitchen, living area and bathroom. The floor area is the gross area and includes the area of the kitchen, living area and bathroom. It is not intended to be used as a guide only. The floor area is the gross area and includes the area of the kitchen, living area and bathroom. It is not intended to be used as a guide only. The floor area is the gross area and includes the area of the kitchen, living area and bathroom.



- EPC - C
- No Onward Chain
- Allocated Parking
- Communal Grounds
- Ready To Move Into
- Popular Residential Development
- Two Bedrooms
- Ground Floor Apartment

Leasehold

Council Tax Band - B

Birch Close  
Huntington, York  
YO31 9PN



Birch Close  
Huntington, York  
YO31 9PN

Offers In Excess Of  
£190 000



A well presented two bedroom apartment situated in this popular residential development in Huntington. Ready to move into, this ground floor apartment is ideally positioned as it is within walking distance of the city centre, and nearby to local shops and bus connections. Offered with no onward chain, this property could make a wonderful first home or investment purchase.

Entering through a secure communal door, the apartment comprises an entrance hall which leads into the spacious reception room which benefits from windows that look across the communal grounds within the development. The kitchen, as part of the reception room, offers a range of wall and base units, and some integrated appliances. Across the hall are two spacious bedrooms, both offering built in storage, and a three piece bathroom with floor to ceiling wall tiles.

Externally are well kept communal grounds which comprise of some green spaces, and a one allocated parking as well as on street parking around the area.

Offered with no onward chain, viewing is highly recommended.

Leasehold  
Length of lease- 125 years from 1 January 2007  
Ground rent £392 per annum  
Ground rent review period N/A  
Service charge £1,100 per annum

Council Tax Band- B

