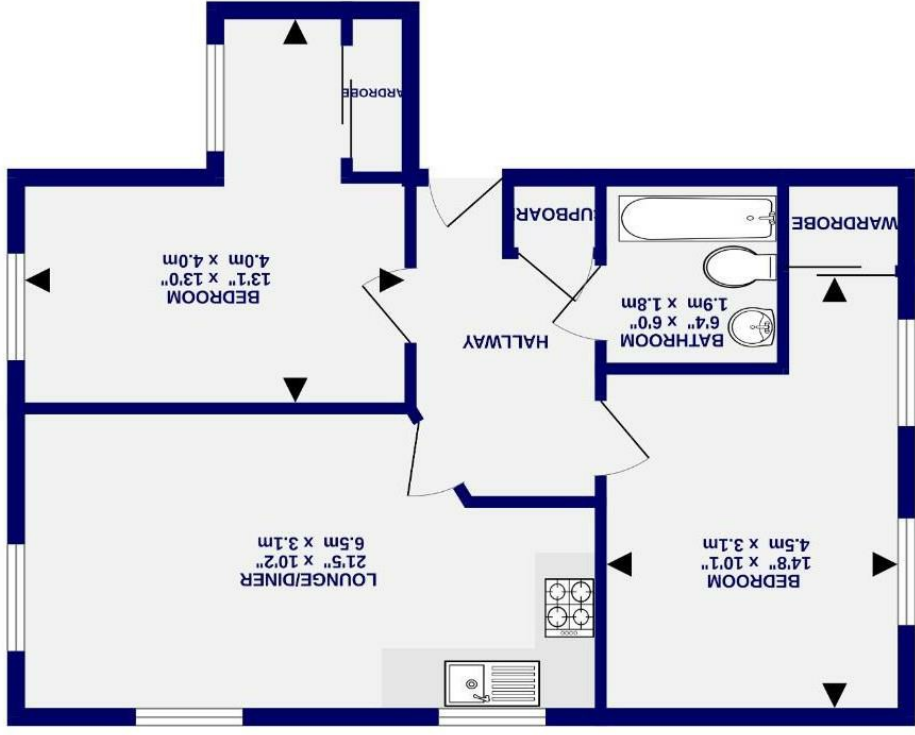


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, 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: 557 sq.ft. (51.7 sq.m.) approx.  
 Whilst every attempt has been made to ensure the accuracy of the figures, measurements of rooms and any other areas are approximate. It is advised that prospective purchasers should verify the measurements themselves and not rely on the figures given in these particulars. The accuracy of the measurements is not guaranteed and the purchaser 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.



1ST FLOOR  
 557 sq.ft. (51.7 sq.m.) approx.

- First Floor Apartment
- Two Bedrooms With Integrated Storage
- Well Presented Throughout
- Popular Residential Development
- Allocated Parking
- Secure Communal Entrance
- No Onward Chain
- EPC- B

Leasehold  
 Council Tax Band - B

# Birch Close Huntington, York YO31 9PL





Birch Close  
Huntington, York  
YO31 9PL

£200,000



A well presented two bedroom apartment situated in this popular residential development in Huntington. Ready to move into, this first 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 and up the stairs, the apartment comprises an entrance hall which leads into the spacious reception room which benefits from windows that look across tree tops towards the 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 and including 1 January 2007  
Ground rent £392 per annum  
Ground rent review period N/A  
Service charge £1,200 per annum

Council Tax Band- B

