



- Ground Floor Apartment
- Popular Location
- On Street Parking

- One Bedroom
- Leasehold
- EPC C

A ground floor, one bedroom apartment at this most reasonable price, ideal for first time buyers or an investment.

Located in Wains Road, a popular residential area of Dringhouses. The property is ideally positioned for a range of local amenities including shops, supermarkets and is a short walk from Hob Moor nature reserve. The property is approximately 3 miles from York city centre and offers easy access to the A64 for commuting further afield.

The accommodation in brief; the property has its own front door and this leads to a central hallway. The front lounge has space for a dining area and leads to both the double bedroom and kitchen. The kitchen has cream shaker units, a stone effect worktop and benefits from a range of appliances. Completing the internal accommodation is a three piece wet room/shower room.

Externally, the property has front and rear communal gardens and on street parking is available.

Leasehold

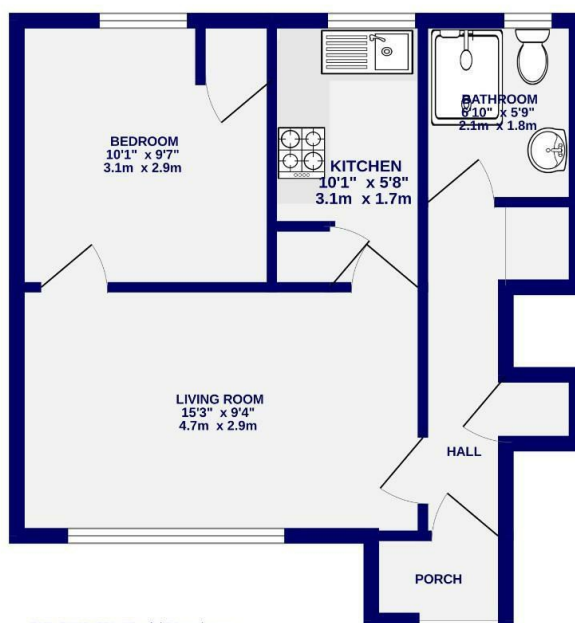
Length of lease- from 20 March 2017 to and including 31 August 2128

Ground rent £10 per annum

Ground rent review period N/A

Service charge £394.68 per annum

Council Tax Band- A



TOTAL FLOOR AREA: 407 sq ft. (37.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garage/porch will form part of the overall floor area and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide only. The services, systems and appliances shown have not been tested and no guarantee as to their operability. Made with Metstep 12/2021

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