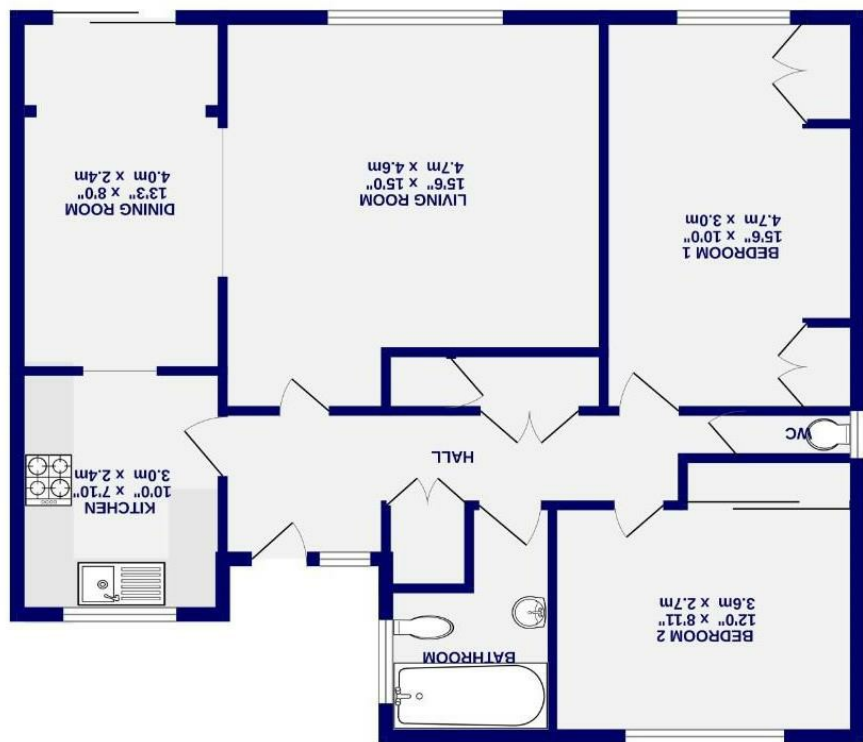


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, 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: 891 sq. ft. (82.8 sq. m.) approx.  
 These measurements are intended to provide a guide only and are not precise. The actual measurements may vary slightly from those shown on the plan. The measurements are taken to the internal face of the walls and are not intended to be used for any other purpose. The measurements are taken to the internal face of the walls and are not intended to be used for any other purpose. The measurements are taken to the internal face of the walls and are not intended to be used for any other purpose.



FIRST FLOOR  
 891 sq. ft. (82.8 sq. m.) approx.

# Ashfield Court Dringhouses, York YO24 1QS

Leasehold  
 Council Tax Band - C

- First Floor Apartment
- Two Double Bedrooms
- Parking & Garage
- Overlooks Communal Grounds
- Updated Kitchen
- Ideal First Home
- Gas Central Heating
- EPC - C



Ashfield Court  
Dringhouses, York  
YO24 1QS

£230,000



FIRST FLOOR APARTMENT WITH GARAGE AND ADDITIONAL PARKING! Located in the popular residential development of Ashfield Court, is this wonderful first floor apartment with views overlooking the well kept communal gardens. Improved and maintained by the current owners, this property is ready to move into and could make a wonderful first home or downsize given its great connections to York city centre and train station. Ashfield Court is set to the South of York; well placed for access to the City centre, excellent commuter links and immediate access to the A64 & A1, as well as the local amenities the area has to offer.

Internally the property offers an entrance hall with the open plan reception room ahead. Large windows and a Juliette balcony overlook the gardens and allow natural light to flood the room. Recently updated, the kitchen is positioned off this space and offers a range of wall and base units, allowing for plenty of storage, in addition to integrated appliances. Set further down the hall are two double bedrooms, three piece family bathroom and a separate w.c.

Rare for apartments in such a prime location, this property also comes with the benefit of a single garage, with power, and parking.

Expected to be popular on the open market, early viewing is highly recommended.

Leasehold  
Length of lease- 143 years  
Ground rent- £5 per annum  
Ground rent review period- Not Applicable  
Service charge £1,200 per annum  
Council Tax Band - C

