

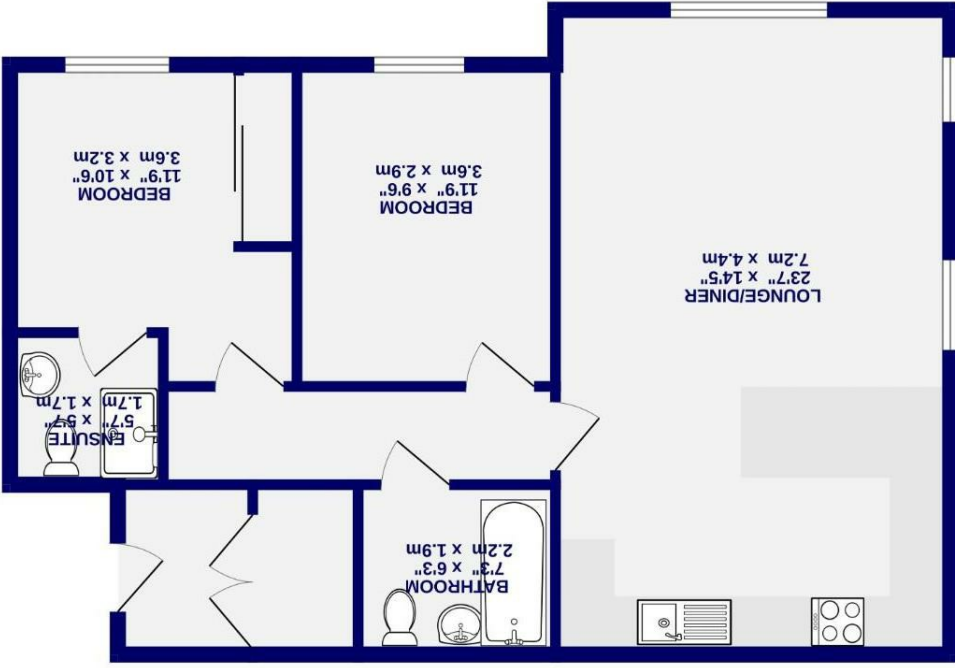
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- EPC C
- Good Proximity To CC & Train Station
- Popular Development
- No Onward Chain
- Allocated Parking
- Bathroom & Ensuite
- Two Double Bedrooms
- Ground Floor Apartment

Leasehold
Council Tax Band - D

Shelley House Monument Close, YO24 4HT

Which every attempt has been made to ensure the accuracy of the layout, measurements of rooms and any other dimensions shown have been taken and are given as a guide only and are not precise. The services, systems and appliances shown have been inspected and are given as to their condition. This plan is for illustrative purposes only and should not be taken as a statement of fact. 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.



Shelley House
Monument Close, York
YO24 4HT

£190,000



Located in the popular residential development of Shelley House, just a short distance from the thriving Front Street of Acomb, is this spacious ground-floor apartment. Offering two double bedrooms and an open-plan reception space, this apartment is not to be missed. A successful rental property for many years, it is offered with no onward chain and is ready to move into.

The property is accessed via a secure communal entrance. The apartment itself comprises an entrance hall with built-in storage, leading to the open-plan kitchen, living, and dining area at the end. Featuring a range of fitted wall and base units, it offers plenty of storage and worktop space. The property also includes some freestanding white goods and integrated appliances. The living room benefits from windows on multiple aspects, allowing light to flood through. The accommodation is completed by two double bedrooms, an ensuite, and a family bathroom.

Externally, residents have communal use of the gardens and parking, with the added benefit of an allocated parking space for this specific apartment.

Leasehold
Length of lease - 135 Years remaining
Ground rent £180 per annum
Ground rent review period - N/A
Service charge £876.12 per annum

Council Tax Band - D

