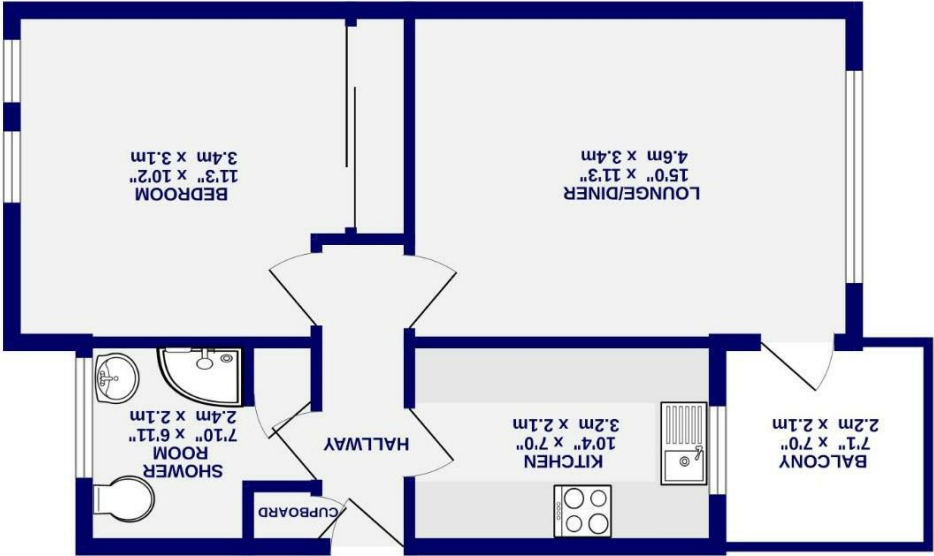




Ouse Lea , York YO30 6SA

Leasehold - Share of Freehold
Council Tax Band - A

- One Bedroom Apartment
- Sought After Location
- Modern Kitchen
- Bright Living Room
- Private Balcony
- Garden Views
- Allocated Parking
- Close To The City Centre
- EPC TBC



FIRST FLOOR
464 sq.ft. (43.1 sq.m.) approx.

TOTAL FLOOR AREA - 464 sq. ft. (43.1 sq.m.) approx.
While 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. The plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The plan is to show areas and no responsibility is taken for any errors, omissions or mis-statements. The services, systems and appliances shown have not been tested and no guarantee as to their operability. Plans were made with measured dimensions.

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.

Ouse Lea
, York
YO30 6SA

Offers Over £200,000



Tucked within the sought-after Ouse Lea development, this beautifully maintained one bedroom first floor apartment offers an ideal opportunity for a first-time buyer or a downsizer alike. Positioned just a short stroll from the tranquil greenery of Homestead Park, scenic riverside walks along the Ouse, and the vibrant historic heart of York, this property enjoys the best of both peaceful surroundings and city living with local amenities and popular cafes and eateries just a stroll away.

Lovingly cared for and ready to move into, this turnkey home also offers a wonderful blank canvas, perfect for anyone looking to add their personal touch. A welcoming entrance hall leads into a spacious and sun-filled living area, where floor-to-ceiling glazing creates a seamless connection to the private balcony, a delightful spot to enjoy a morning coffee or evening unwind.

The adjacent kitchen provides ample modern and neutral wall and base units for storage with complimenting worktops for culinary preparation. Across the hall, the double bedroom includes generous built-in wardrobes and overlooks the front of the development. A chic natural tiled shower room completes the accommodation along with the handy hallway storage cupboard.

Set within a well-maintained and friendly development that offers a real sense of community, the property also benefits from a secure, allocated parking space and storage cupboard –ideal for bikes or seasonal items. The spectacular communal gardens offer the perfect backdrop and views.

A viewing is essential to really appreciate the location, and all that the special apartment has to offer.

Share of freehold
Length of lease- 999 years remaining
Ground rent- Peppercorn
Ground rent review period- Fixed
Service charge- £1,434 per annum including buildings insurance.
Service charge review period- Annually

Council Tax Band - A

