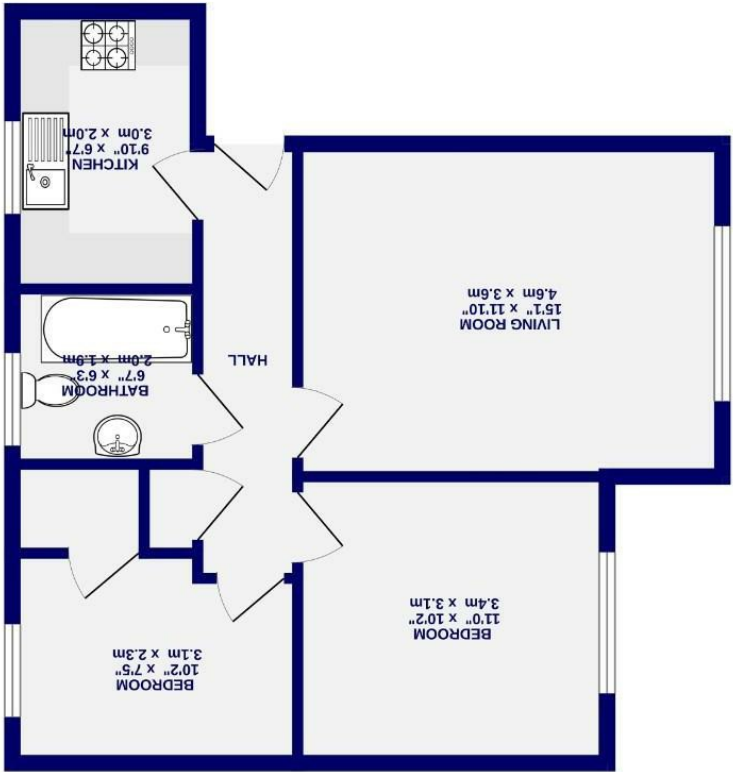


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, 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.

- EPC C
- Popular Residential Area
- Perfect First Purchase
- Allocated Parking
- Well Presented Throughout
- Two Bedrooms
- Ground Floor Apartment
- 44.83% Discounted Sale

Leasehold
Council Tax Band - C

Princess Drive Boroughbridge Road, YO26 5SY



GROUND FLOOR
544 sq.ft. (50.5 sq.m.) approx.



Princess Drive
Boroughbridge Road, York
YO26 5SY

£78,453



Offered as a discounted sale, this spacious two-bedroom ground floor apartment presents an excellent opportunity for first-time buyers.

Situated within this sought-after development, just off Boroughbridge Road to the west of York, this home is ideally located. Princess Drive is within walking distance of a range of local amenities, including shops, cafes, and restaurants. There are also convenient bus links to York City Centre and easy access to the Ring Road for travel further afield.

Accessed via a secure communal entrance, the apartment features a generous entrance hall leading to a recently upgraded kitchen. The kitchen offers a stylish range of wall and base units, ample storage, space for white goods, and room for casual dining. The heart of the home is the bright and spacious living room, enhanced by attractive herringbone-style flooring and a large front-facing window that fills the space with natural light.

The apartment also includes two well-proportioned bedrooms and a well-maintained, modern three-piece family bathroom. Externally, the property benefits from access to communal gardens, an allocated parking space, and additional visitor parking.

Expecting to attract strong interest, early viewing is highly recommended.

Leasehold
106 years remaining
Service charge £167.44 per quarter
Estate charge £0.00
Buildings insurance £99.00
Management fee £25.12 per quarter
Reserve fund payment £0.00

Total quarterly payment £291.56 (reviewed annually)

There may be a service charge payable to a third party management company.

Council Tax Band - C

