

property on behalf of the vendor.

- Leasehold
Council Tax Band - B

KITCHEN
12'5" x 3'9"
3.8m x 1.1m

LOUNGE/DINER
19'1" x 13'6"
5.8m x 4.1m

BEDROOM
11'10" x 7'7"
3.6m x 2.3m

BEDROOM
10'0" x 8'8"
3.1m x 2.6m

HALL

SHOWER ROOM

TOTAL FLOOR AREA: 538 sq ft (50.0 sq m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. It is advised that you verify the measurements with your agent or the landlord. The floor plan is for illustrative purposes only and should be used as a guide only. It is not intended to be used as a contract. The floor plan is for illustrative purposes only and should be used as a guide only. It is not intended to be used as a contract. The floor plan is for illustrative purposes only and should be used as a guide only. It is not intended to be used as a contract.



1 Nova, George Cayley Drive, Clifton Moor, York,
YO30 4YF

1 Nova, George Cayley
Clifton Moor, York
YO30 4XE

£175,000



Set to the north of York, just a short distance from Clifton Moor Retail Park and within easy reach of the city centre and outer ring road, is this well-presented two bedroom ground floor apartment. Offering modern interiors, allocated parking and over 240 years remaining on the lease, the property will appeal to both first time buyers and investors alike.

Accessed via a secure communal entrance with intercom system, the apartment opens into a welcoming hallway which leads through to an open plan living and kitchen space. Finished with laminate flooring, this bright and spacious area features a modern kitchen with glossy white units, tiled splashbacks and a range of integrated appliances including oven, hob, extractor, fridge freezer, dishwasher and washer dryer. The living area is bathed in natural light and provides ample room for both seating and dining.

There are two generous double bedrooms, each carpeted and well-lit, together with a contemporary bathroom finished with white tiling and a walk-in shower.

Externally, the property benefits from an allocated parking space, along with access to a secure communal bike store and bin store.

Offered for sale with no onward chain, this apartment represents an excellent opportunity to purchase a modern home in a convenient location. Viewing is highly recommended.

Leasehold

Lease Length- 241 years remaining
Ground rent: £157.25 per annum
Service charge: £1,092.60 per annum
Sinking fund £232.32 per annum

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