

2 Mistral Court

York
YO31 8FF

50% Shared ownership
£75,000



- GROUND FLOOR FLAT
- 50% SHARED OWNERSHIP PLUS MONTHLY RENT
- 75% SHARE AVAILABLE FOR £ 112,500, NO RENT PAYABLE
- TWO BEDROOMS
- WITHIN EASY REACH OF THE CITY CENTRE
- COMMUNAL GARDENS AND PARKING
- NO CHAIN
- OVER 55'S DEVELOPMENT







Welcome to Mistral Court, a charming ground floor flat located in the historic city of York. This delightful property spans an area of 657 square feet and is part of a well-regarded development specifically designed for those over 55. Mistral Court offers a perfect blend of comfort and convenience, making it an ideal choice for those seeking a peaceful yet accessible living environment. The flat is situated within easy reach of York city centre and local retail parks are just a short distance away, providing a variety of shopping options to suit your needs. The property benefits from communal gardens and there is also parking available. This flat is not just a home; it is a community designed to foster a sense of belonging among its residents. With its prime location Mistral Court presents a wonderful opportunity for those looking to embrace a fulfilling lifestyle in their later years.

UPVC entrance door into the entrance hall. Storage cupboard to the side.

Entrance Hall
With door into:-

Living Room
4.26m x 3.79m (14'0" x 12'5")
Having a fireplace with marble effect back and hearth. With a window to the rear elevation. Electric radiator. Sliding doors to :-

Inner Hall
With doors off, a walk in storage cupboard and further cupboard.

Kitchen
4.26m x 1.86m (14'0" x 6'1")
Having a range of base and wall units. Work surfaces incorporating a single drainer stainless steel sink unit. Electric cooker point. Storage cupboard and a window to the front elevation.

Bathroom
3.1m x 1.55m (10'2" x 5'1")
Being fully tiled and having a three piece suite comprising panelled bath with shower over, wash hand basin and wc. With a window to the rear elevation.

Bedroom 2
3.10m x 1.90m (10'2" x 6'3")
Having a window to the rear elevation and an electric radiator.

Bedroom 1
3.64m x 3.00m (11'11" x 9'10")
Having a window to the rear elevation and an electric radiator.

Outside
Communal gardens and parking.

Utilities
Mains Electric







Mains Gas
Mains Water (not metered)
Mains Sewerage
Mobile 4G
Broadband FTTP (Ultrafast)

The flat benefits from a warm air central heating system, and there is also additional electric room heaters fitted. The heating system has not been tested prior to marketing.

Lease

The lease is on a surrender and re-grant basis which means a new lease of 60 years will be issued each time the property is sold.

Further Charges

Rent - £ 105.31 per month. There is nil rent payable if you purchase a 75% share.
Service Charge - £ 153.41 per month. This includes building insurance and the maintenance/repair of the structure of the building.

Shared ownership

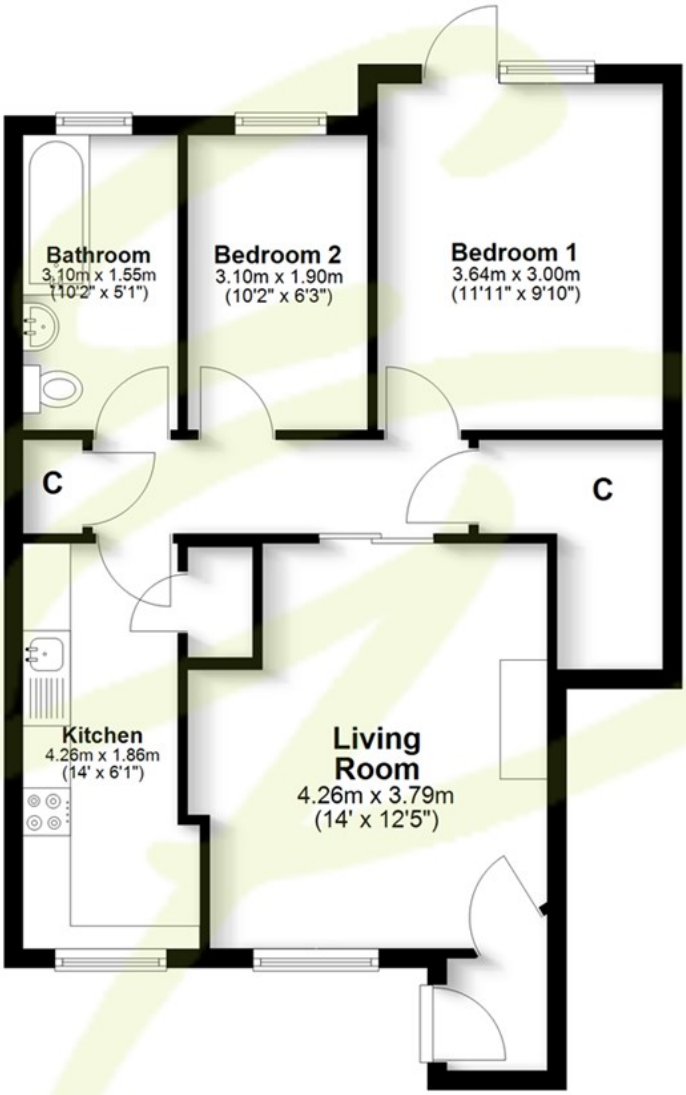
The initial share offered is 50% but this can be staircased upto 75% either as part of the initial sale or at a later time. The cost would be based on the value at the time of the staircasing.

Offers

Before any offer is accepted, the prospective purchasers need to be approved by the Joseph Rowntree Housing Trust as being eligible for shared ownership.

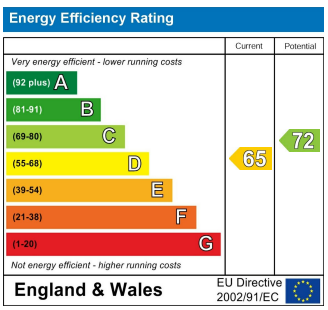
Ground Floor

Approx. 56.7 sq. metres (610.8 sq. feet)



Total area: approx. 56.7 sq. metres (610.8 sq. feet)

All measurements have been taken using laser distance metre or sonic tape measure and therefore may be subject to a small margin of error. Whilst we endeavour to make our sales details accurate and reliable. If there is any point which is of particular importance to you, please contact us and we will be pleased to check the information. Do so particularly if travelling some distance.
Plan produced using PlanUp.



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