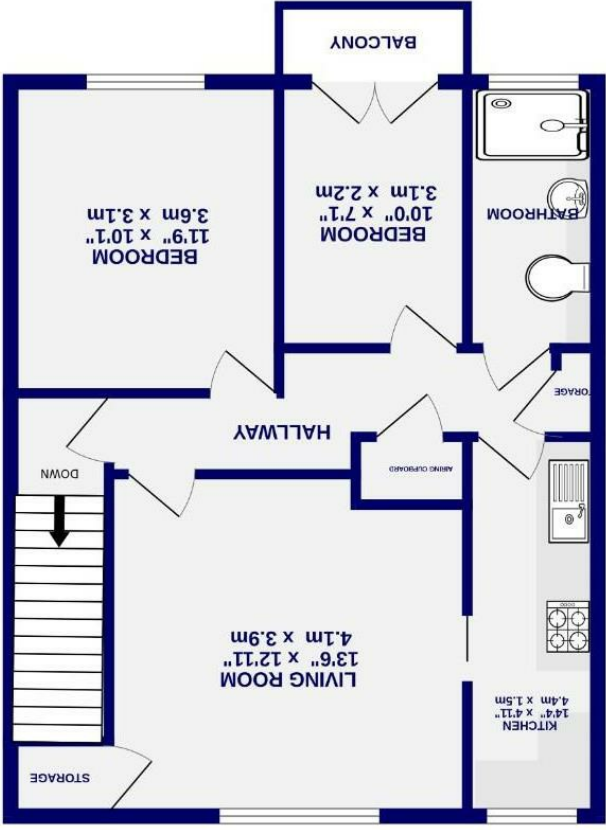


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, 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 and no responsibility is taken for any errors, omissions or mis-statements. The data in this leaflet are approximate. It should be noted that the measurements are taken to the internal face of the walls and not to the centre line of the walls. The area and dimensions shown have been measured to the best of our knowledge and belief and are not intended to be used for any legal purposes. The services, systems, fixtures and appliances shown have been measured as to their operation. Made with floorplan 62025



1ST FLOOR  
622 sq ft (57.4 sq m) approx.

GROUND FLOOR  
63 sq ft (5.8 sq m) approx.

# Heslington Court Heslington, York YO10 5EX

Leasehold  
Council Tax Band - B

- Over 55's Development
- Own Front Door
- First Floor Apartment
- 70% Shared ownership - no rent to pay on 30% share from JRRHT
- Communal Gardens
- Sought After Location
- EPC D



Heslington Court  
Heslington, York  
YO10 5EX

70% Shared ownership  
£150 000  
2 1

A well presented over 55's Development two bedroom first floor apartment, owned for approximately five years and updated throughout, including re plastering and re decoration, a newly installed boiler, updated carpets and blinds, and selected integrated kitchen appliances.

Heslington Court is a small, close knit community of just 28 self contained leasehold apartments, designed to support independent living within a safe and inclusive environment. The scheme benefits from an on site resident manager five days per week and a Tunstall emergency response system.

The property is offered on a shared ownership basis, with a purchaser acquiring a 70 percent interest, the remaining 30 percent being supported by a government grant.

The accommodation comprises an entrance hall to the first floor landing, providing access to useful storage cupboards, loft access, front door entry system and emergency response unit. The lounge is a generous reception room with ceiling coving, front facing window and walk in storage cupboard.

The kitchen is fitted with a range of matching base and wall units with roll top work surfaces, tiled splashbacks, electric oven, ceramic hob, sink and tiled flooring, with a window to the front.

There are two bedrooms, with the principal bedroom to the rear and a second bedroom which could also be used as a dining room, featuring French doors to a Juliet balcony. The shower room offers a walk in shower, vanity unit, wall hung toilet, heated towel rail and rear facing window.

Externally, the property enjoys well maintained communal gardens, on street parking, and access to a communal lounge and laundry room, with laundry facilities included within the service charge.

Heslington Court is a quiet, leafy, and secluded residential area offering a peaceful setting, yet conveniently close to Heslington village. The apartment is within close proximity of regular bus connections to York.

