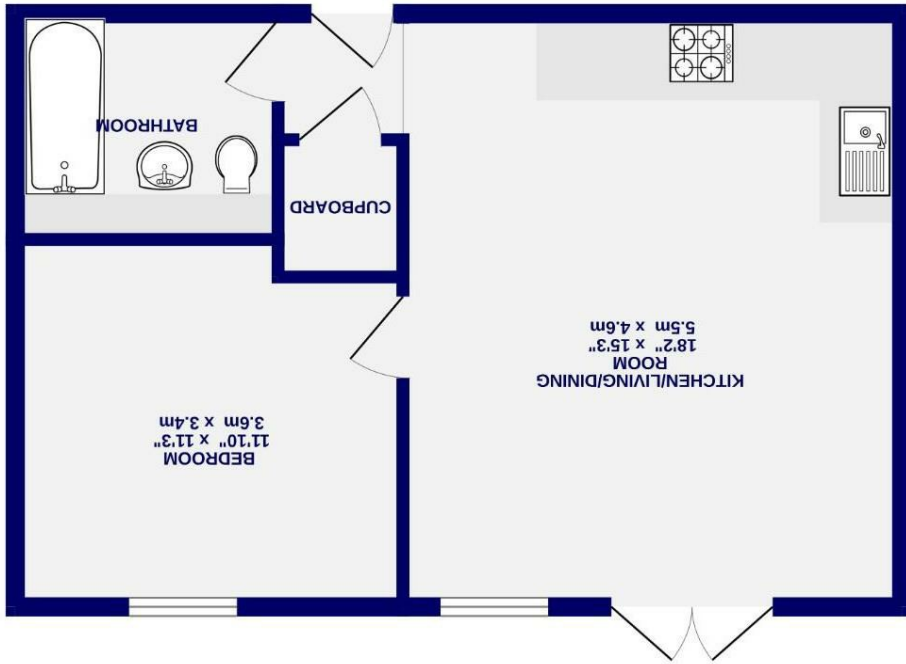


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- ## Leasehold Council Tax Band - A

GROUND FLOOR
491 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA: 491 sq.ft. (45.6 sq.m.) approx.



Aviator Court
Clifton Moor, York
YO30 4UZ

£180,000



Situated within the ever-popular Clifton Moor area of York, this well-presented ground floor apartment enjoys a highly convenient location, with an excellent range of shops, supermarkets, restaurants and leisure facilities close by, together with easy access to York city centre and the outer ring road.

Offering the rare advantage of its own private entrance, enclosed garden and an allocated parking space, the property provides well-balanced accommodation ideally suited to first-time buyers, professionals, investors or those looking to downsize.

Internally, the apartment comprises a bright and comfortable living room, a well-appointed kitchen featuring integrated appliances and elegant modern tiling, a generous double bedroom and a contemporary bathroom, all presented in excellent order throughout.

Combining practical living with private outdoor space and dedicated parking in such a well-connected location, this is an excellent opportunity to acquire a low-maintenance home in one of York's most convenient residential areas.

Leasehold
Length of lease- 189 years remaining
Ground rent - £150 Pper annum
Ground rent review period- fixed
Service Charge- £1,200 per annum

Council Tax Band- A

