

property on behalf of the vendor.

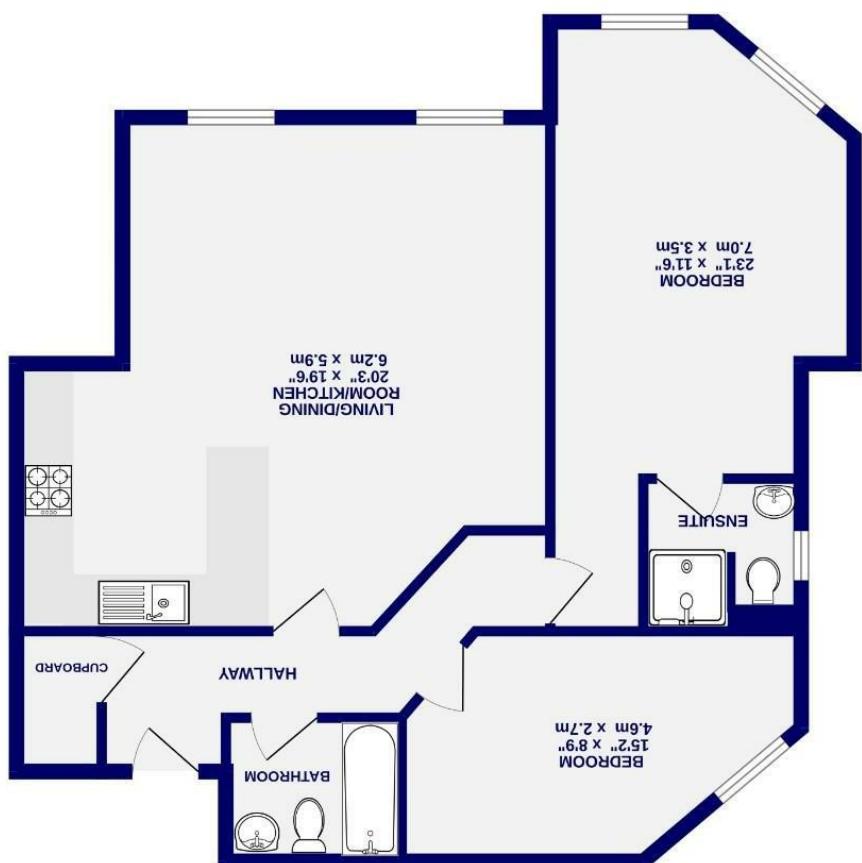
- Spacious Modern Apartment
- Well Presented
- Allocated Parking
- Beautiful Communal Gardens
- Two Bedrooms
- En Suite
- Sought After Development
- Close to City Centre
- EPC TBC

## Leasehold Council Tax Band - C

Y030 6AP

## West Grange Court

806 sq.ft. (74.9 sq.m.) approx.



West Grange Court  
Bootham, York  
YO30 6AP

£265,000



This beautifully presented and spacious first-floor apartment is set within a delightful development, tucked away in a peaceful setting yet just a short walk along Bootham to the heart of York city centre. The location offers excellent access to local amenities, restaurants, bars, and highly regarded schools, making it ideal for a range of buyers.

Well presented throughout, the modern accommodation features a neutral décor and comprises an entrance hall leading into an impressive light and airy reception room, enhanced by two large windows and offering ample space for both seating and dining areas. The kitchen is fitted with a range of contemporary units and integrated appliances.

Both bedrooms are of generous proportions, with the principal bedroom benefiting from an en-suite shower room, complemented by a further family bathroom.

Externally, the apartment is set within beautifully landscaped communal grounds and benefits from allocated parking, a secure communal cycle store, and visitor parking.

A viewing is essential to fully appreciate the apartment, its setting, and its highly desirable location.

Leasehold  
Length of lease- 102 years remaining  
Ground rent - £0  
Service Charge- £1,440.00 per annum

Council Tax Band- C  
EPC C

