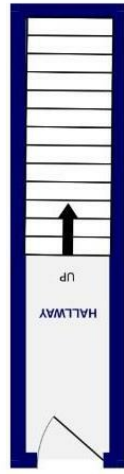
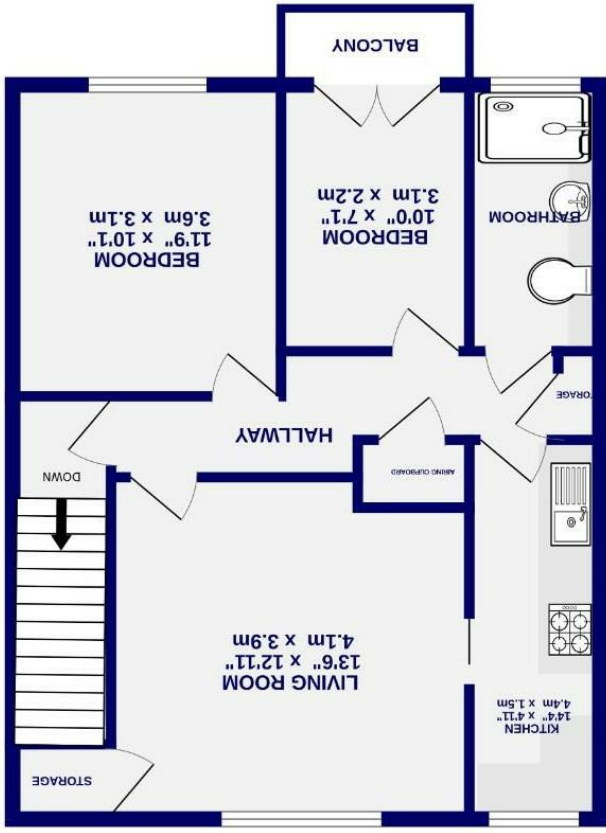


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, 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, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor. Please note that some images may have been edited with the use of AI. We are legally required to carry out AML checks for all purchasers, sellers and giftors, which become mandatory once an offer has been accepted. There is a non-refundable fee of £30 + VAT per purchaser and per giftor for these checks.

# 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 JRH
- Communal Gardens
- Sought After Location
- EPC D



1ST FLOOR  
62.8 sq ft (5.8 sq m) approx.

GROUND FLOOR  
63.9 sq ft (5.9 sq m) approx.

TOTAL FLOOR AREA: 676 sq ft (62.8 sq m), approx.  
 What every agent has been asked to ensure the accuracy of the floor plan, measurements of rooms and the total area and no responsibility is taken for any errors, omissions or mis-statements. The plan is for illustrative purposes only and should be used as a guide only. The services, systems, fixtures and appliances shown have been read and are intended to be correct as shown. Made with floorplan 62023



Heslington Court  
Heslington, York  
YO10 5EX

70% Shared ownership  
£140 000  
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.

