



Apartment 1, Block D Aviator Court, York, YO30 4UZ

Guide Price £170,000

  
YORK'S INDEPENDENT LOCAL ESTATE AGENT

- Large 1 bedroom apartment
- Set within this converted development
- Modern shower room
- Ideal investment property
- Located on the ground floor
- Living room with open plan contemporary kitchen
- Allocated parking space & visitor parking
- NO FORWARD CHAIN!

## THE PROPERTY

**NO FORWARD CHAIN - LARGE ONE BEDROOM GROUND FLOOR APARTMENT WITH PARKING** - Set within this recently converted development and convenient for local amenities, York City Centre & the outer ring road. The property is finished to a very high specification and comprises private entrance, large living room with open plan contemporary kitchen with fitted appliances, double bedroom and modern shower room. To the outside is an allocated parking space and visitor parking spaces & bike store. The property is sure to appeal to both First Time Buyers & Investors. An internal viewing is highly recommended!

| Energy Efficiency Rating                    |           |                         |
|---------------------------------------------|-----------|-------------------------|
|                                             | Current   | Potential               |
| Very energy efficient - lower running costs |           |                         |
| (92 plus) <b>A</b>                          |           |                         |
| (81-91) <b>B</b>                            |           |                         |
| (69-80) <b>C</b>                            |           |                         |
| (55-68) <b>D</b>                            | <b>62</b> | <b>62</b>               |
| (39-54) <b>E</b>                            |           |                         |
| (21-38) <b>F</b>                            |           |                         |
| (1-20) <b>G</b>                             |           |                         |
| Not energy efficient - higher running costs |           |                         |
| <b>England &amp; Wales</b>                  |           | EU Directive 2002/91/EC |

## ACCOMMODATION

### Open Plan Living Kitchen

19'7 x 17'1

Double glazed windows to front and side, fitted wall and base units, electric oven and hob with extractor above, built in fridge freezer, plumbing for washing machine, power points, TV point, power points, electric heater. Hardwood flooring.

### Bedroom

11'8 x 11'

Double glazed window to side, TV point, power points, electric heater. Carpet.

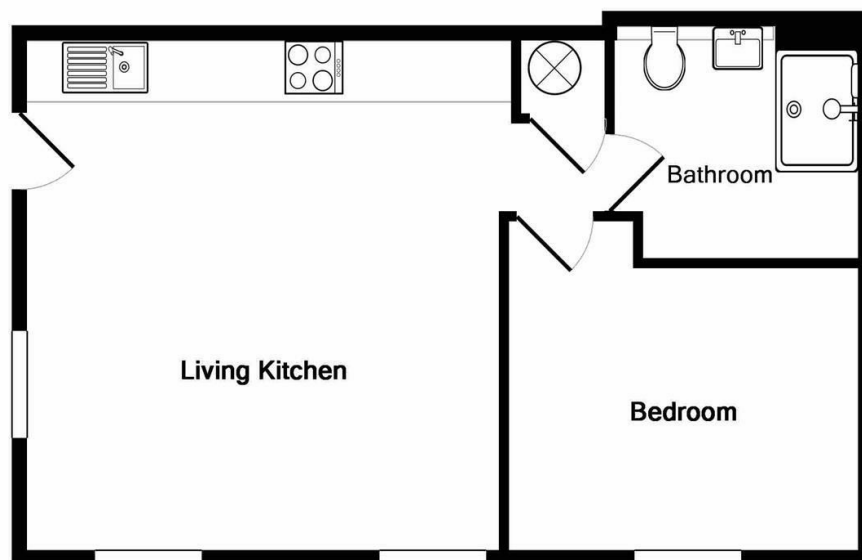
### Shower Room

7'10 x 8'

Walk in shower cubicle, pedestal wash hand basin, low level WC, extractor fan. Tiled flooring.

### Outside

Designated parking space.



Total Approx. Floor Area 463 Sq.Ft. (43.0 Sq.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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