



Block A Aviator Court
York, YO30 4UZ
Guide Price £175,000

SUPERB TWO BEDROOM, TWO BATHROOM APARTMENT WITH PARKING - Churchills are delighted to offer for sale this larger than average first floor apartment within this popular development, convenient for Clifton Moor Retail Park, York outer ring road and within good transport links into the historic city centre. Maintained to a very high standard the bright and airy living accommodation comprises entrance hall with secure intercom system, modern open plan living kitchen, large double bedroom with en-suite shower room, second double bedroom and a three piece bathroom suite. To the outside are communal gardens, bin/bike store, a designated parking space plus additional visitor parking spaces. An internal viewing of this impressive property is highly recommended.

Communal Hallway

Secure entrance door. Stairs to all floors.

Entrance Hall

Entrance door, storage cupboard with hot water cylinder, intercom system. Carpet.

Open Plan Living Kitchen

Kitchen area: Double glazed window to side, fitted wall and base units with counter tops, stainless steel sink and drainer with mixer tap, built-in electric oven and hob, plumbing for appliances, integrated fridge freezer, recessed spotlights, power points. Lounge/Dining Area: Double glazed window to side, wall mounted electric heater, TV point, power points. Carpet.

Bedroom 1

Double glazed window to front, wall mounted electric heater, TV point, power points. Carpet.

En-Suite Shower Room

Walk in shower cubicle, pedestal wash hand basin, low level WC, electric towel rail/radiator, part tiled walls, recessed spotlights, extractor fan. Tiled flooring.





Bedroom 2

Double glazed windows to front and side, wall mounted electric heater, TV point, power points. Carpet.

Bathroom

Panelled bath with mixer shower head, pedestal wash hand basin, low level WC, electric towel rail/radiator, part tiled walls, recessed spotlights, extractor fan. Tiled flooring.

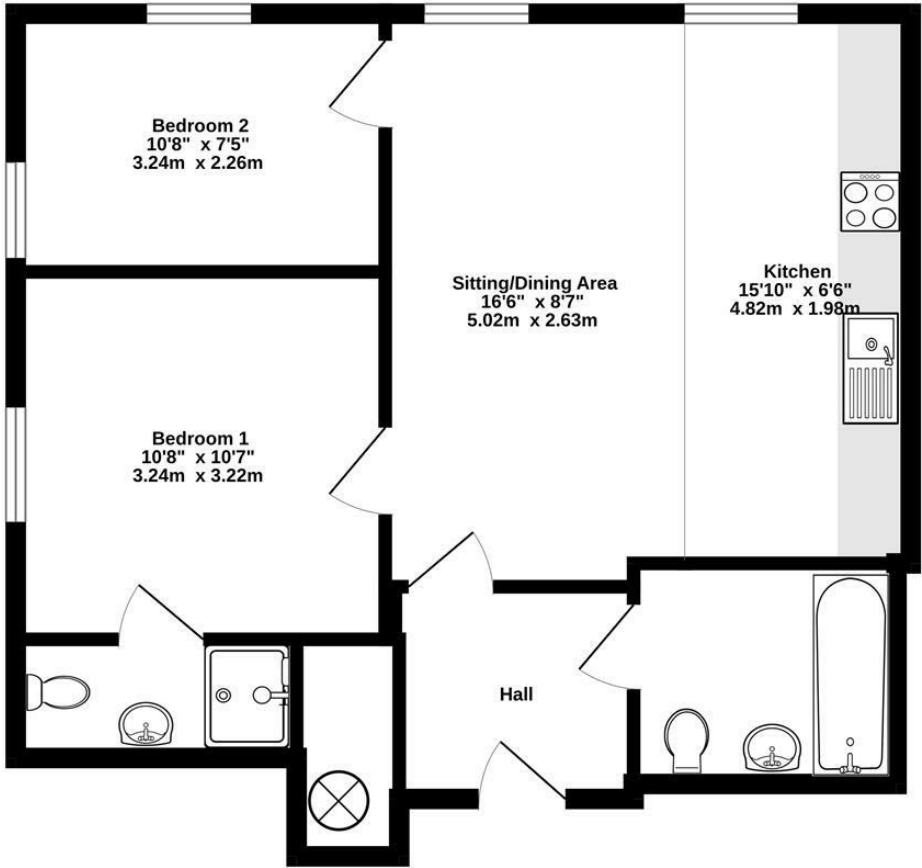
Outside

Communal gardens. Secure entry intercom system, designated parking space, bin/bike store, additional visitor spaces.



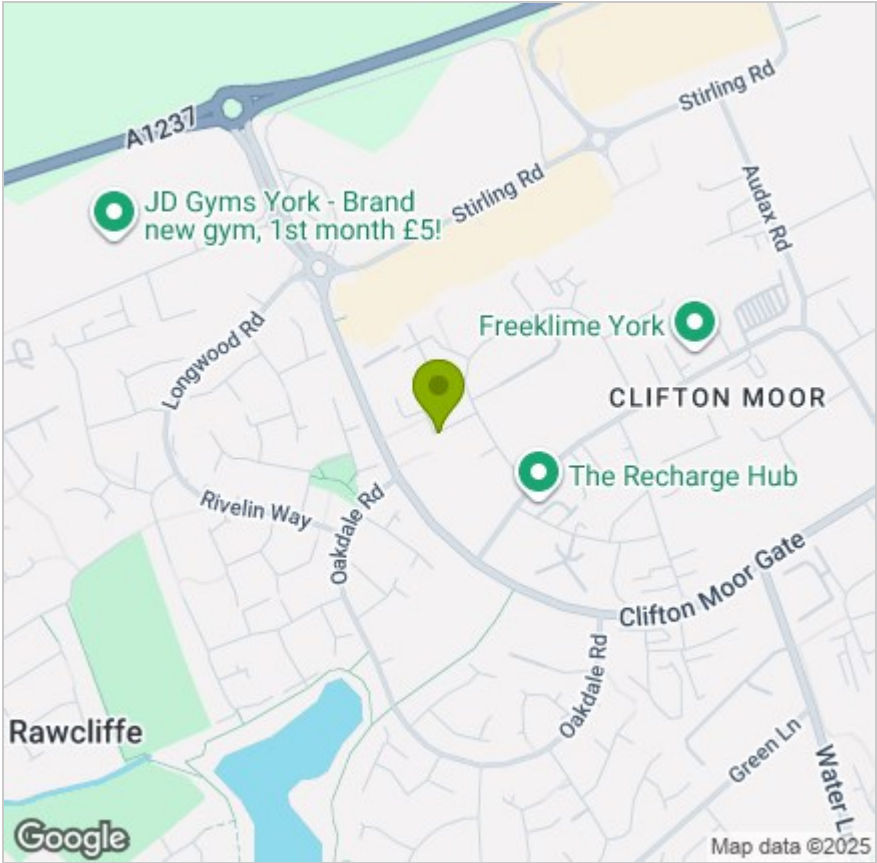
FLOOR PLAN

First Floor
570 sq.ft. (53.0 sq.m.) approx.

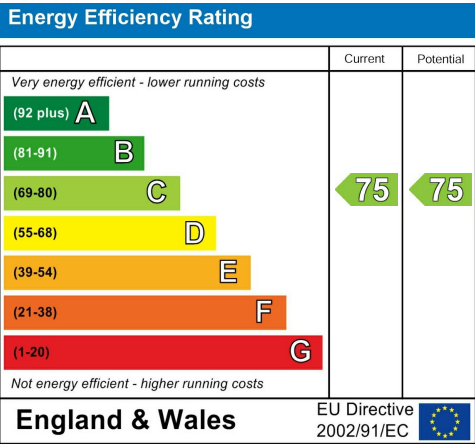


TOTAL FLOOR AREA : 570 sq.ft. (53.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is 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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LOCATION



EPC



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