Ashtons

Hansom Place, Off Wigginton Road, York, YO31 8FQ

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YO31 8FQ

£170,000

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Situated within the popular Hansom Place development for the over 60s, this well-presented second-floor apartment offers comfortable and low-maintenance living in a convenient location close to York Hospital and with easy access to York city centre.

The property is accessed via a communal entrance with lift access to all floors and comprises an entrance hall with useful storage cupboard, a spacious living/dining room and an adjoining fitted kitchen with a range of wall and base units and dishwasher. There are two bedrooms, with the principal bedroom benefiting from fitted wardrobe space, together with a modern shower room fitted with a walk-in shower, wash hand basin and WC.

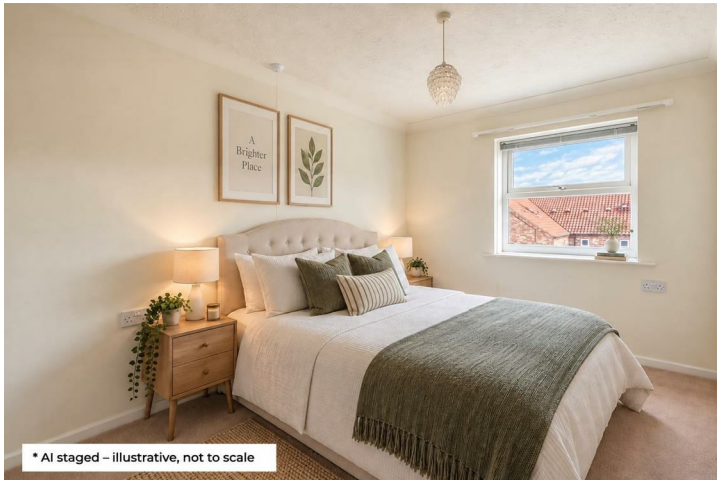
Hansom Place provides a welcoming environment for residents, with a range of communal facilities including attractive gardens, residents' parking, a communal lounge and laundry facilities. An on-site warden and 24-hour emergency pull-cord system provide additional reassurance, whilst a selection of activities, including choir, quizzes and coffee mornings, offer opportunities to socialise with other residents. Two ensuite rooms are also available to book for visiting friends and family.

The property is ideally placed for access to York Hospital and the extensive amenities of York city centre, including shops, cafés, restaurants and leisure facilities. Offering independent retirement living within a well-established development, this property represents an excellent opportunity for those seeking convenience, community and peace of mind. The property is offered with the benefit of no onward chain.

Leasehold
Length of lease- 87 years remaining
Ground rent - £668 per annum
Ground rent review period- Increase every 15 years. Next increase 2038
Service Charge- £2,400 per annum

Council Tax Band B

* Some rooms are shown beside AI staged versions. Furnishings are illustrative, may not be to scale and are not included in the sale. AI may alter other details, so please refer to the original photo*



* AI staged – illustrative, not to scale

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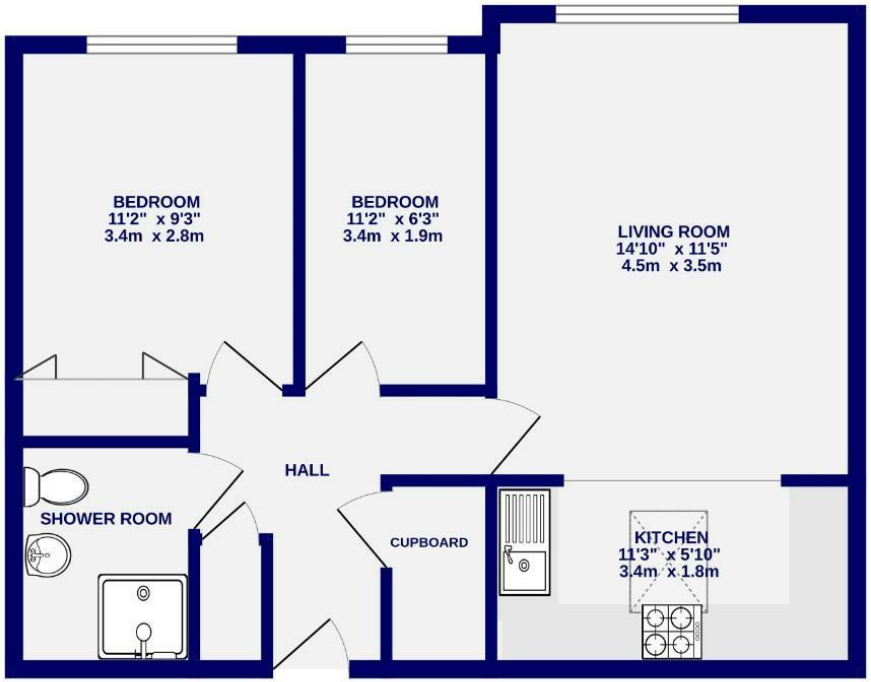
Leasehold
Council Tax Band - B

- Second Floor Apartment
- Over 60's Development
- Two Bedrooms
- Residents Car Park
- Lift Access To All Floors
- No Onward Chain
- EPC E

2ND FLOOR
563 sq.ft. (52.3 sq.m.) approx.



TOTAL FLOOR AREA : 563 sq.ft. (52.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate, if included in the plan the garage/stores will form part of the overall floor area 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.
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