



# College Court Dringhouses, York YO24 1UG

Offers In Excess Of £190,000



Offered with no onward chain, this well-presented two bedroom, second-floor apartment enjoys a convenient position within a popular residential development, ideally placed for easy access to York city centre and beyond. Set in a sought-after part of the development, the property is just a short distance from local amenities, shops, cycle routes, and scenic nature walks. Excellent transport links are also nearby, with swift access to the city centre and York's ring road for wider commutes.

Accessed via a secure communal entrance, the apartment opens into a welcoming hallway leading to a generous open-plan kitchen, living, and dining area. The modern kitchen features ample storage and a range of integrated appliances. The living space is ideal for relaxing and entertaining, complemented by French doors opening to a Juliet balcony, allowing natural light to flood the room.

There are two well proportioned double bedrooms, both benefiting from fitted wardrobes. The principal bedroom also features a stylish en-suite shower room. A contemporary three piece bathroom and a useful storage cupboard complete the internal accommodation.

The property further benefits from an allocated parking space.

This superb apartment, offered with no onward chain, represents a fantastic opportunity for first-time buyers, professionals, or investors alike. Early viewing is highly recommended to appreciate all it has to offer.

Length of lease-113 years remaining  
Ground rent - £197.67 per annum  
Ground rent review period- Fixed  
Service Charge- £697 per annum

Council Tax Band- C





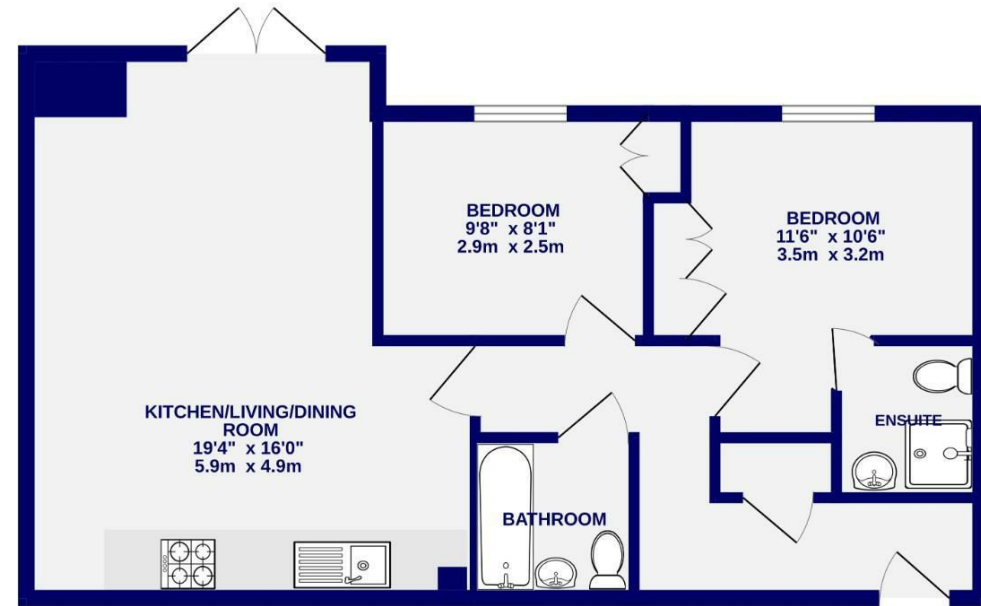
# College Court Dringhouses, York YO24 1UG

Leasehold  
Council Tax Band - C

- Spacious Apartment
- Two Bedrooms
- En-Suite To Primary Bedroom
- Open Plan Kitchen Living Diner
- Sought After Location
- No Onward Chain
- Allocated Parking
- Close To Local Amenities
- Near River & Park Walk
- EPC B

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FIRST FLOOR  
605 sq.ft. (56.2 sq.m.) approx.



TOTAL FLOOR AREA : 605 sq.ft. (56.2 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/storerooms 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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