



Aviator Court

York

YO30 4UZ

Offers Over £200,000



We are delighted to present this wonderful two-bedroom apartment, ideally located within Aviator Court and close to Clifton Moor, this beautifully presented home offers a contemporary style, ready for immediate occupation. The property is ideal for a first-time buyer or an investor, offering an appealing and low-maintenance opportunity. Clifton Moor is situated to the north of York and benefits from an abundance of local amenities, including supermarkets and restaurants, while being a short drive from York city centre and providing easy access to the A64 for travel further afield.

Accessed via a secure communal entrance, the apartment opens into a welcoming entrance hall leading through to a bright and spacious open-plan living, dining, and kitchen area. This impressive space is flooded with natural light thanks to the unique L-shaped, full-height glazed frontage, creating a sleek, modern feel throughout. The kitchen is fitted with an array of sleek contemporary wall and base units, generous worktop space, and a breakfast bar, making it ideal for both everyday living and entertaining. The living area is versatile in layout and comfortably accommodates a dining table and seating area.

There are two double bedrooms, with the main bedroom positioned to the front of the property and generous in size. The second bedroom is located to the side and features a floor-to-ceiling window, allowing natural daylight to fill the room. The spacious house bathroom is fitted with a modern suite including a separate shower and bath, and is finished with modern grey tile to complete the luxury feel of the apartment.

This apartment is sure to attract strong interest due to its sleek, modern finish, excellent natural light, and convenient location. A early viewing is highly recommended to be fully appreciated.

Leasehold
Length of lease- 189 years remaining
Ground rent - £294 per annum
Ground rent review period- Fix
Service Charge £1,236 per annum

Council Tax Band C



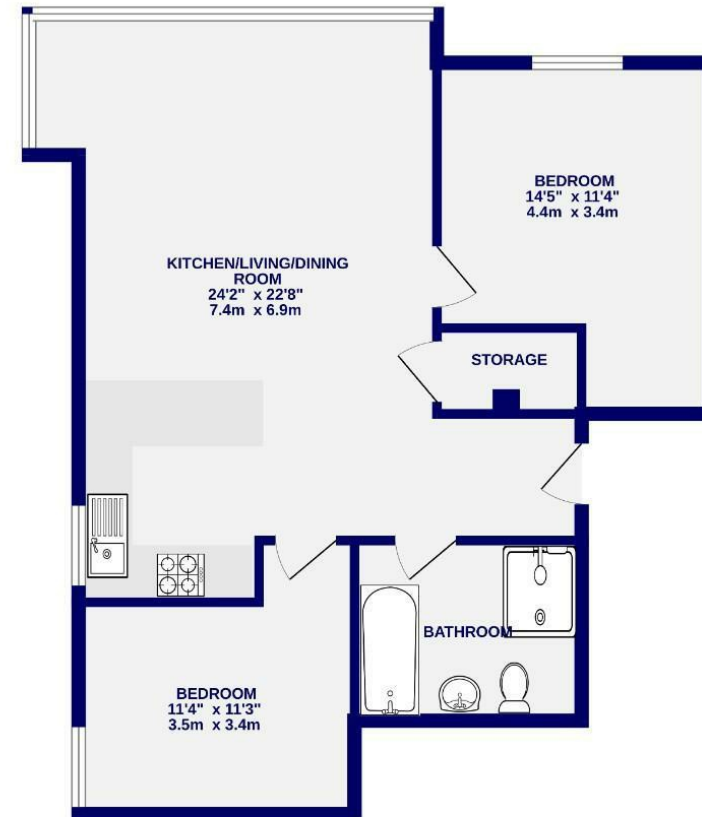


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Leasehold
Council Tax Band - C

- Two Bedroom Luxury Apartment
- L Shaped Glazed Frontage
- Modern Kitchen With Breakfast Bar
- Bright Open Plan Living Space
- Contemporary Bathroom With Seperate Shower
- Secure Communal Entrance Block
- Ideal First Time Buyer Investment
- Excellent Location & Transport Links
- Close To Clifton Moor Amenities
- EPC D

FIRST FLOOR
720 sq.ft. (66.8 sq.m.) approx.



TOTAL FLOOR AREA : 720 sq.ft. (66.8 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/porch 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 is given as to their operability.
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