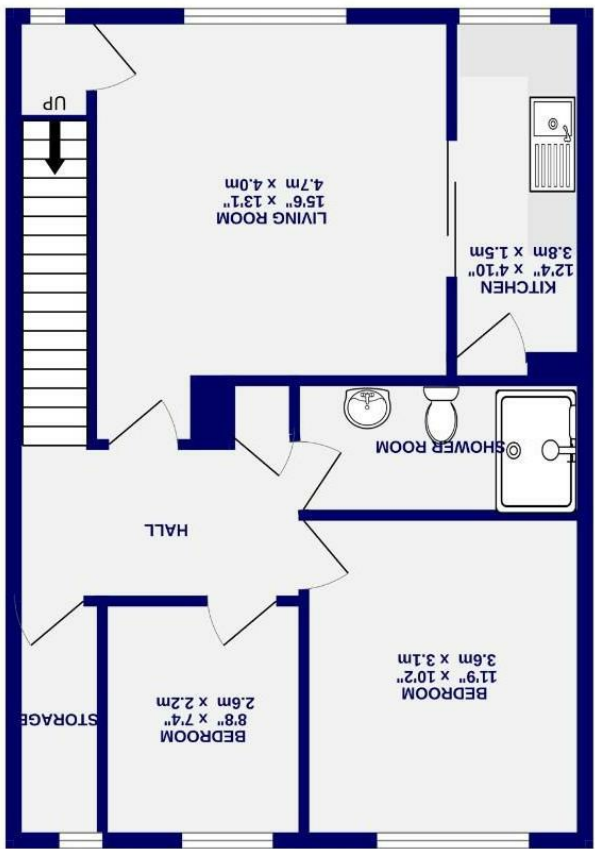


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor. Please note that some images may have been edited with the use of AI. We are legally required to carry out AML checks for all purchasers, sellers and giftors, which become mandatory once an offer has been accepted. There is a non-refundable fee of £30 + VAT per purchaser and per giftor for these checks.

Clementhorpe Court YO23 1AN

Leasehold
Council Tax Band - A

- No Onward Chain
- 70% Shared Ownership
- Two Bedroom First Floor Apartment
- Over 55's Development
- Great Location
- EPC TBC



FIRST FLOOR
614 sq.ft. (57.1 sq.m.) approx.



Clementhorpe Court
Clementhorpe, York
YO23 1AN

70% Shared ownership
£150 000



Available on a 70% shared ownership basis, with no ground rent and no onward chain, this well-proportioned apartment forms part of an exclusive development for the over 55s.

Set just off the vibrant and much-loved Bishopthorpe Road, this spacious first-floor apartment is part of a purpose-built development. Enjoying a peaceful yet convenient setting, the property is just a short walk from an excellent range of independent shops, cafes and amenities, as well as York city centre and the railway station.

The apartment provides well-proportioned accommodation, accessed via a private front door and entrance lobby with stairs leading to the main living space. The reception landing opens into a bright and generous living room, with a wide south-facing window allowing natural light to flood the room. Double sliding doors open into the fitted kitchen, which offers a range of modern units and space for freestanding appliances.

There are two bedrooms—one double and one single—as well as a large walk-in storage cupboard and a contemporary wet-room style shower room, ideal for easy access.

To the rear of the building is a beautifully maintained communal garden, complete with a patio, lawn and seating areas beneath a mature tree. Two residents' car parks serve the development, providing ample off-street parking.

The apartment benefits from mains services and warm air heating, and is offered with no onward chain. With its ideal location and generous layout, this is a fantastic opportunity for those looking to downsize into low-maintenance city living within a welcoming community.

Leasehold

Length of lease- 81 years remaining. JRHT solicitor has agreed to a regrant of the lease, pending a lease valuation.

Ground rent- £0
Service charge- £1,653.12

70% Shared Ownership

Council Tax Band- A

* Please note a selection of rooms have been dressed using AI for illustrative purposes.*

