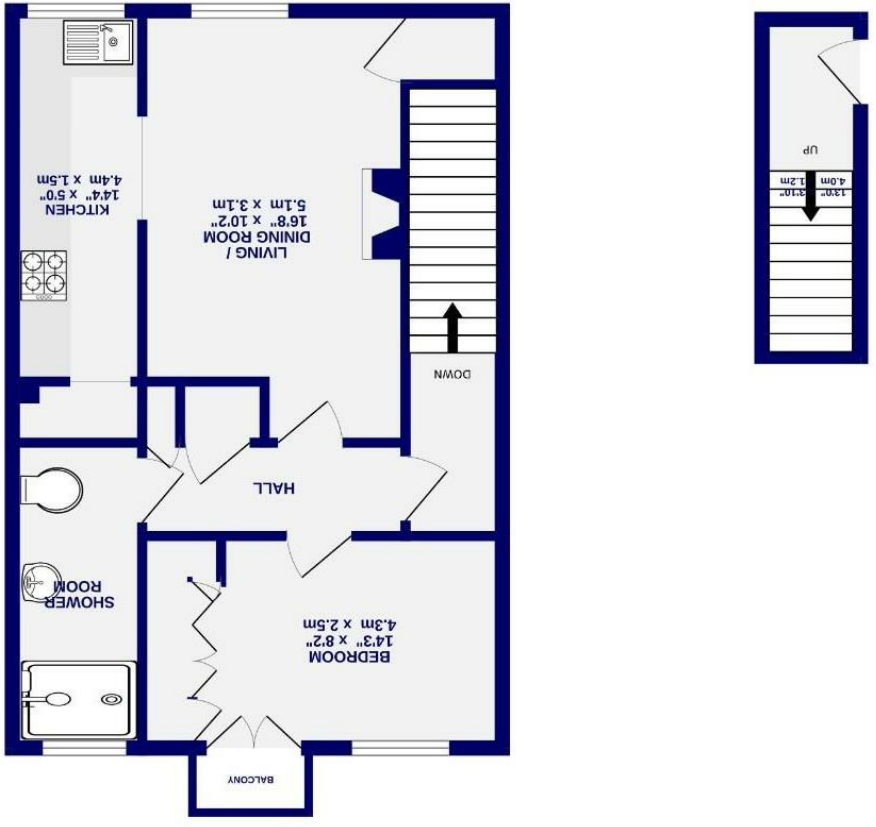


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, 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.

Heslington Court, Heslington, York, YO10 5EX

Leasehold
Council Tax Band - B

- Over 55s First Floor Apartment
- Generous Double Bedroom With Fitted Wardrobes
- Juliet Balcony
- Spacious And Bright Living Room
- Highly Regarded Heslington Court Development
- Modern Fitted Kitchen With Leafy Views
- Modern Wet Room Shower Suite
- 70% Shared ownership - no rent to pay on 30% share from JRH
- Residents' Lounge And Communal Facilities
- Communal Gardens
- EPC TBC



GROUND FLOOR: 50 sq ft (4.6 sq m) approx.
1ST FLOOR: 534 sq ft (49.3 sq m) approx.

TOTAL FLOOR AREA: 584 sq ft (54.2 sq m) approx.
Where every effort has been made to ensure the accuracy of the floorplan, measurements of rooms and other areas are approximate. It is advised that the purchaser should verify the measurements of rooms and other areas and not rely on the floorplan as a guide only. The floor plan is for information only and should not be used as a basis for any decision or contract. The purchaser should verify the measurements of rooms and other areas and not rely on the floorplan as a guide only. The floor plan is for information only and should not be used as a basis for any decision or contract. The purchaser should verify the measurements of rooms and other areas and not rely on the floorplan as a guide only.



Heslington Court

Heslington, York
YO10 5EX

70% Shared ownership
£115 500



Situated within the highly regarded Heslington Court development, this well-presented one-bedroom first-floor apartment is available exclusively to the over 55s and offers comfortable, low-maintenance living within a friendly and supportive community. Positioned in a peaceful setting close to Heslington village, the property enjoys easy access to local amenities, regular bus services into York city centre, and attractive green spaces nearby.

A much-loved home, the apartment has been thoughtfully improved by the current owner, including redecoration throughout, a modern fitted kitchen, a spacious wet room, and fitted wardrobes, creating a bright and welcoming home ready for its next owner.

The accommodation comprises a private entrance hall leading through to a spacious living room, filled with natural light and offering ample space for both seating and dining. Positioned just off the living room is the contemporary fitted kitchen, which provides a range of sleek wall and base units, integrated appliances, generous worktop space, and lovely leafy views from the window.

The well-proportioned bedroom is positioned to the rear and benefits from fitted wardrobes and French doors opening onto a Juliet balcony overlooking the communal gardens, creating a peaceful sanctuary for rest and relaxation. Completing the accommodation is a modern wet room fitted with a walk-in shower and contemporary suite.

Externally, residents can enjoy attractive communal gardens, on-street parking, a residents' lounge, and laundry facilities. Heslington Court also benefits from an on-site manager and emergency call system, offering added peace of mind whilst supporting independent living.

Offered on a shared ownership basis with a 70% share available to purchase, with no rent, this is an excellent opportunity to join a welcoming community in a sought-after village location. Early viewing is recommended.

Length of lease- 60 years remaining
Service Charge - £2,076.24pa
Ground Rent - £0

