



- Ground Floor Apartment
- Private Garden
- Popular Development
- No Onward Chain

- One Double Bedroom
- Allocated Parking
- Convenient Location
- EPC - C

Located within a well maintained development and ideally suited to first time buyers or investors, this attractive ground floor one bedroom apartment enjoys a convenient position close to Clifton Moor Retail Park, the York outer ring road and excellent transport links into the historic city centre.

The property is accessed via its own private entrance and offers well planned accommodation comprising a spacious open plan living kitchen with fitted appliances and lounge area, a generous double bedroom and a modern three piece shower room. Externally, the apartment benefits from a designated parking space, along with access to communal areas, bin and bike stores and visitor parking.

Presented in good condition throughout, this is a fantastic opportunity to purchase a ready to move into home in a popular location and an internal viewing is highly recommended.

Leasehold

Length of lease- 241 years remaining

Ground rent - £295.95 PA

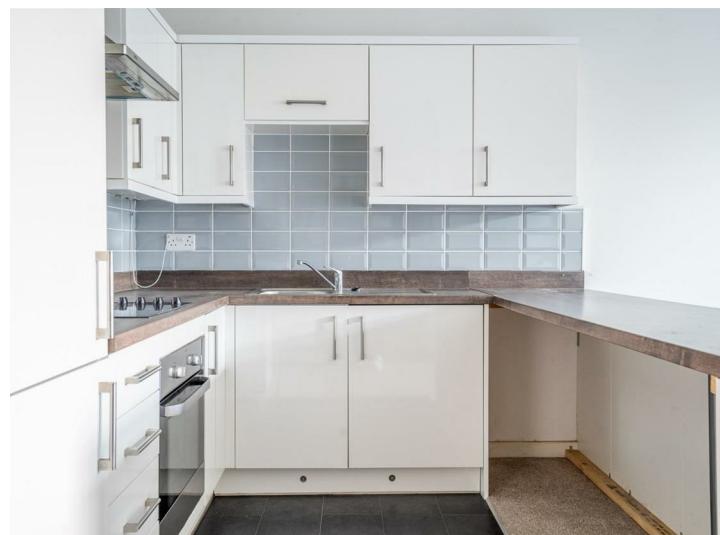
Service Charge- £977.81 PA

Council Tax Band A

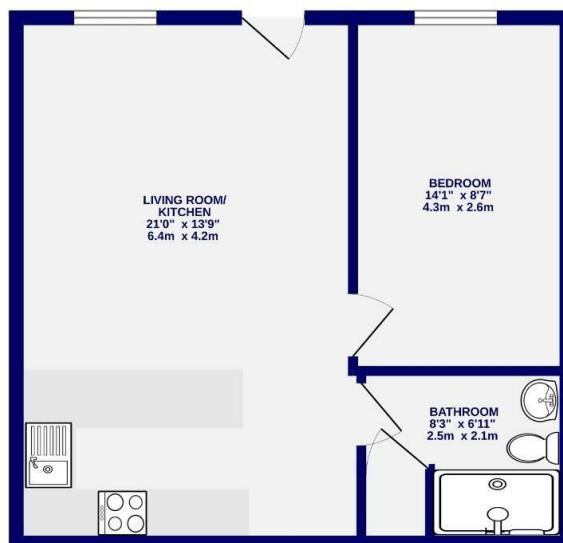
A selection of rooms have been dressed using AI for illustrative purposes

ANTI-MONEY LAUNDERING COMPLIANCE

We are legally required to conduct Anti Money Laundering checks on all purchasers and sellers. These checks become mandatory when a seller accepts a purchaser's offer on a property. Anti-Money Laundering checks are valid for 6 months from the date they are completed. If your purchase does not proceed and you make an offer on another property more than 6 months later, or if your checks are more than 6 months old when making a new offer, you will need to complete and pay for new checks. We use a partner supplier MoveButler, to carry out these checks on our behalf. They will contact you directly once your offer has been accepted (subject to contract) to complete the electronic verification process securely. There is a non-refundable charge of £30 + VAT per purchaser for these checks.



GROUND FLOOR
461 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA: 461 sq.ft. (42.9 sq.m.) approx.
While every care has been made to ensure the accuracy of the floor plan, measurements of rooms and any other areas are approximate. It is intended for guidance purposes only. The overall layout of the property is correct. Room areas and dimensions may be taken from the floor plan or photograph and should be used as a guide only by any prospective purchaser. The services, systems and appliances shown have not been tested by the agent and no guarantee can be given as to their operability.
Made with the help of COOS

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.