



- 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.

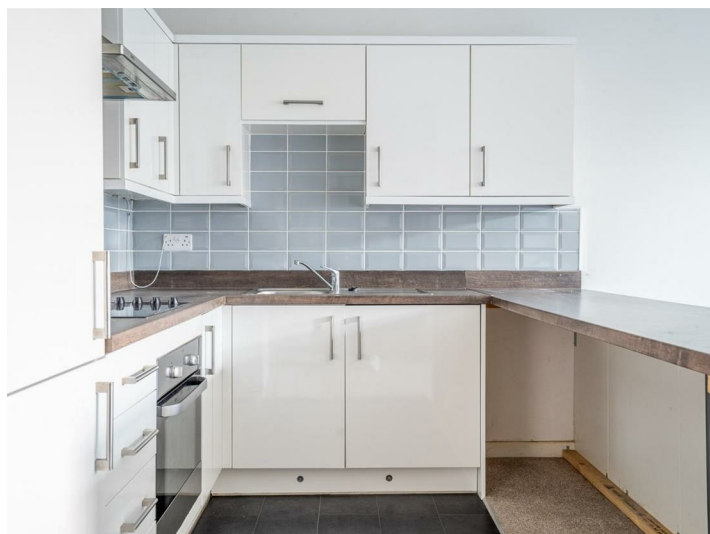
Leasehold
Length of lease- 241 years remaining
Ground rent - £295.95 PA
Service Charge- £977.81 PA

Council Tax Band A

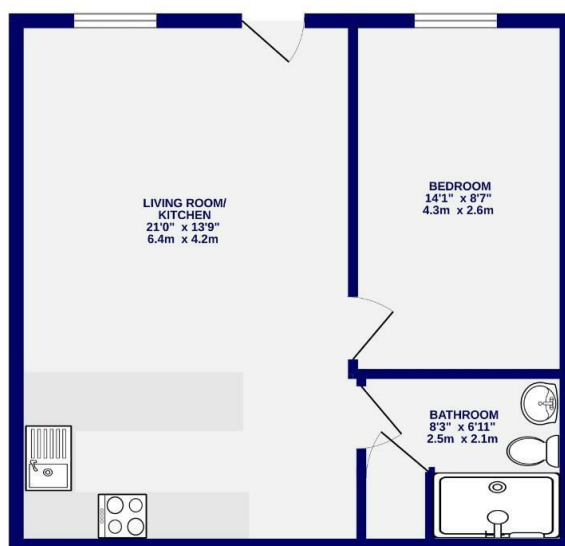
A selection of rooms have been dressed using AI for illustrative purposes

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.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other areas are approximate. It is noted in the plan the measurements are taken from the internal face of the walls and no responsibility is taken for any error, omission or misstatement. 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 are depicted as to their operation. (Made with floorplan.co.uk)

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