



# Heslington Court

## Heslington, York

YO10 5EX

70% Shared ownership



Set within Heslington Court, a small, close-knit community of just 28 self-contained leasehold apartments designed to support independent living, this well-presented two bedroom first floor apartment forms part of an over 55's development offering a safe, inclusive environment. Owned for approximately five years, the property has been updated throughout, including re-plastering and re-decoration, a newly installed boiler, updated carpets and blinds, and selected integrated kitchen appliances.

The scheme benefits from an on-site resident manager five days a week and a Tunstall emergency response system, and is offered on a shared ownership basis, with a purchaser acquiring a 70 percent interest and the remaining 30 percent supported by a government grant.

An entrance hall leads through to the first floor landing, providing access to useful storage cupboards, loft access, a front door entry system and an emergency response unit. The lounge is a generous reception room, featuring ceiling coving, a front-facing window and a walk-in storage cupboard, while the kitchen is fitted with a range of matching base and wall units, roll top work surfaces, tiled splashbacks, an electric oven, ceramic hob, sink and tiled flooring, with a window to the front.

Two bedrooms complete the accommodation, the principal bedroom sits to the rear, while the second could equally serve as a dining room, featuring French doors opening onto a Juliet balcony. The shower room offers a walk-in shower, vanity unit, wall-hung toilet, heated towel rail and a rear-facing window.

Externally, residents enjoy well-maintained communal gardens, on-street parking, and access to a communal lounge and laundry room, with laundry facilities included within the service charge. Heslington Court itself sits within a quiet, leafy and secluded residential setting, yet remains conveniently close to Heslington village, with regular bus connections to York nearby.



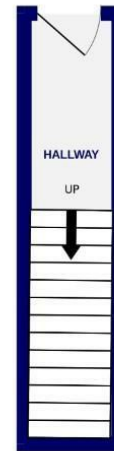


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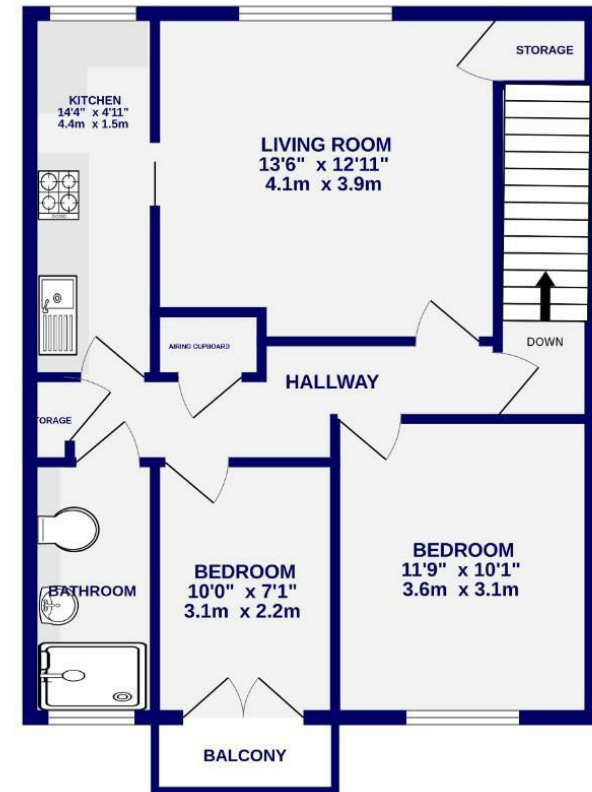
Leasehold  
Council Tax Band - B

- Over 55's Development
- 70% Shared ownership - no rent to pay on 30% share from JRHT
- Own Front Door
- First Floor Apartment
- Communal Gardens
- Sought After Location
- EPC D

GROUND FLOOR  
63 sq.ft. (5.9 sq.m.) approx.



1ST FLOOR  
612 sq.ft. (56.9 sq.m.) approx.



TOTAL FLOOR AREA: 676 sq.ft. (62.8 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/porches 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. Made with Microplot ©2025

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