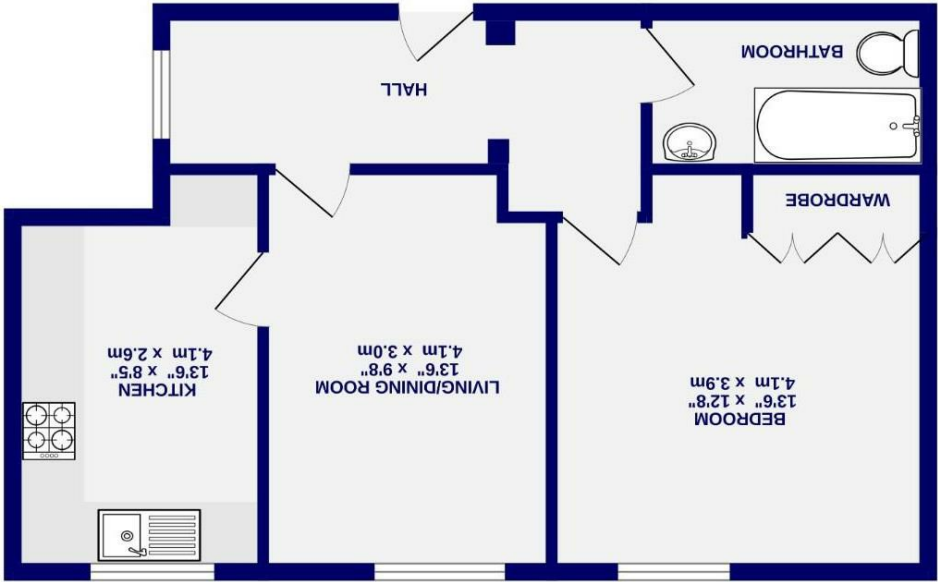


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services,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

- EPC C
- Allocated Off Street Parking
- Accommodation
- Spacious Light & Airy
- Large Double Bedroom
- Close To Bishopthorpe Road
- Modern Kitchen
- Lovely First Floor Apartment

Leasehold
Council Tax Band - B

Langton Court Scarcroft Road, York YO24 1BF



SECOND FLOOR
542 sq.ft. (50.3 sq.m.) approx.

TOTAL FLOOR AREA: 542 sq.ft. (50.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the figures, measurements of rooms and any other areas are approximate. It is recommended that you obtain a professional valuation of the property. The figures are for illustrative purposes only and should be used as a guide only. The figures are not intended to be used as a basis for any legal proceedings. The figures are not intended to be used as a basis for any legal proceedings. The figures are not intended to be used as a basis for any legal proceedings.



Langton Court
Scarcroft Road, York
YO24 1BF

£220,000



A truly spacious first floor apartment, enjoying an elevated position within this attractive and well regarded development set back from Scarcroft Road. The apartment benefits from pleasant outlooks across the bowling green and the tree lined street beyond, while being only a short walk from York city centre and the highly regarded amenities of Bishopthorpe Road.

The property has been much loved and improved by the current owner and is presented in excellent condition throughout. The accommodation includes a light and airy living room which leads through to a breakfast kitchen fitted with modern units and a range of integrated appliances with ample space for a small dining area.

There is a larger than average double bedroom and space for additional furniture, along with a modern bathroom fitted with a contemporary suite. A generous entrance hallway provides valuable additional space, ideal for a home office area or further storage.

The apartment further benefits from gas central heating, double glazed windows, allocated off street parking and secure bike storage. The property is currently tenanted but is available with vacant possession, making it suitable for owner occupiers or investors alike.

A lovely apartment in one of York's most sought after residential locations, early viewing is strongly recommended.

Leasehold
Length of lease- 975 years remaining
Yearly ground rent - £150
Quarterly Service Charge - £345
Quarterly Water Charge - £53

Council Tax Band- B

