



Martins Court Leeman Road, York YO26 4WS

£170,000



Situated in a convenient and well-connected location, this bright and spacious first-floor apartment offers an excellent opportunity for first-time buyers, investors or those seeking a low-maintenance home within easy reach of York city centre and York Railway Station.

Flooded with natural light thanks to its dual-aspect design, the accommodation is both well-proportioned and thoughtfully laid out. An entrance hallway leads through to a generous living and dining room, providing a comfortable space for relaxing or entertaining, whilst the separate fitted kitchen offers ample storage and workspace. The spacious double bedroom enjoys a bright outlook and benefits from plenty of room for additional furniture, complemented by a modern three-piece bathroom suite.

The property further benefits from uPVC double glazing and modern electric heating throughout, ensuring comfort and ease of maintenance.

Externally, residents enjoy access to attractive communal gardens with seating areas, creating a pleasant outdoor space to relax and unwind. The apartment also benefits from an allocated parking space, together with communal bicycle and bin storage.

Ideally positioned for access to York city centre, the railway station and picturesque riverside walks along the River Ouse, this well-presented apartment combines convenience, practicality and lifestyle appeal in equal measure. Offered with allocated parking and generous accommodation throughout, early viewing is highly recommended.

Leasehold
Length of lease- 974 years remaining
Ground rent - £0
Service Charge- £1,402.00

Council Tax Band - B

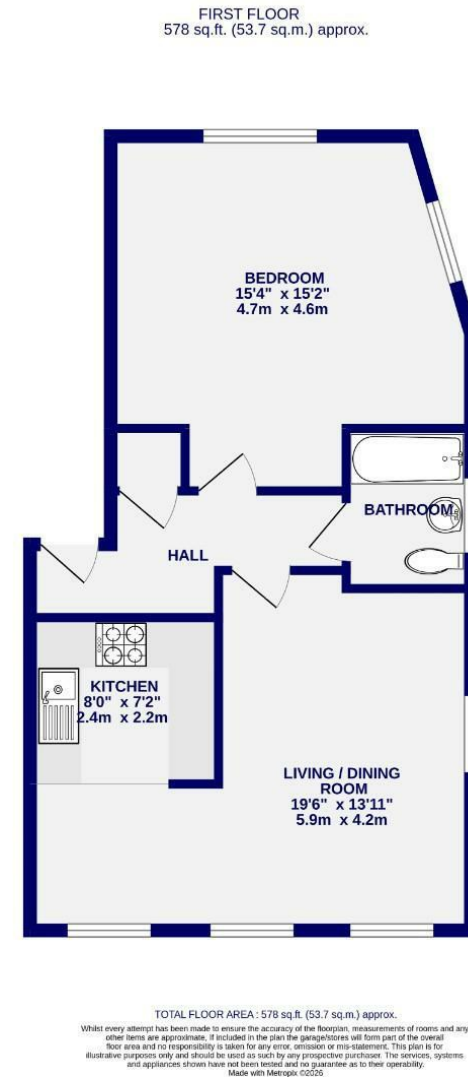




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Leasehold
Council Tax Band - B

- First Floor Apartment
- One Bedroom
- Popular Residential Development
- Close To City Centre & Train Station
- Allocated Parking
- Ideal First Purchase Or Investment
- No Onward Chain
- EPC C



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