



Smithson Court

12 Smithson Court Top Lane Copmanthorpe

York, YO23 3AA

£215,000

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We as agents are delighted to have the opportunity to present to the market this well-positioned first floor retirement apartment, built in 2015 by McCarthy & Stone and offering comfortable and thoughtfully designed living. This fabulous apartment overlooks the gardens so sits in a lovely position. Residents at Smithson court benefit from a part-time on-site House Manager, plus access to communal gardens and a lounge that encourages a social and secure environment. The apartment is reached via a secure entrance and lift, leading to a private entrance door which opens to a spacious hallway with intercom and emergency pull-cord system and a large walk in storage cupboard. The living room is bright and roomy, with French doors opening to the Juliette balcony, while the adjoining kitchen includes integrated appliances and ample storage. There is a master bedroom with walk-in wardrobe, and finally a good size modern bathroom. The development also offers air conditioning throughout, a residents' lounge with kitchen, a beautiful one bed guest suite (subject to availability), and well-kept communal grounds with seating areas. Parking is available by permit, along with visitor spaces and mobility scooter storage with charging points. Located on the edge of Copmanthorpe, the apartment is within easy reach of local shops, healthcare services, eateries, and regular transport links, with a strong sense of community in the area.

Entrance Hallway

Glass panelled door to;

Kitchen

Wall and base units, integrated fridge and washing machine, oven, 4 hob with extractor above, stainless steel sink and draining board, power points, tiled flooring, 2 uPVC windows to side, glass panelled door to;





Living Room

uPVC window to side, uPVC French doors to rear, underfloor heating, skirting, power points

Hallway

Large storage cupboard housing electric boiler

Bedroom

uPVC window to rear, carpeted flooring, walk-in wardrobe, skirting, power points

Bathroom

Wet room, wc, wash hand basin, shower, tiled flooring, chrome heated towel rail

Basement/Spare Room/Guest Suite

Currently charged at £45 per night

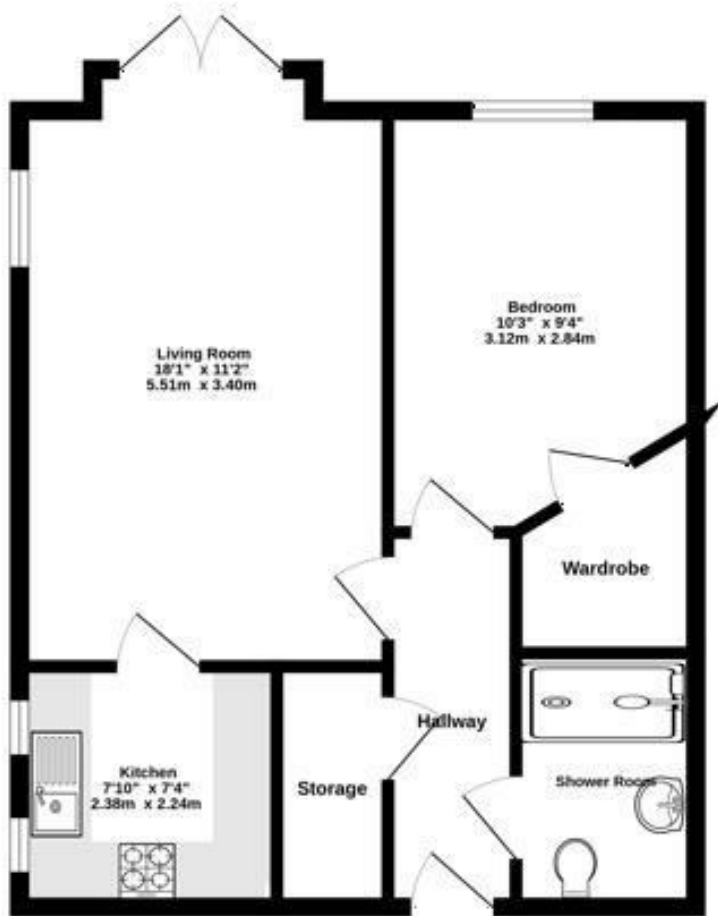
Agents note

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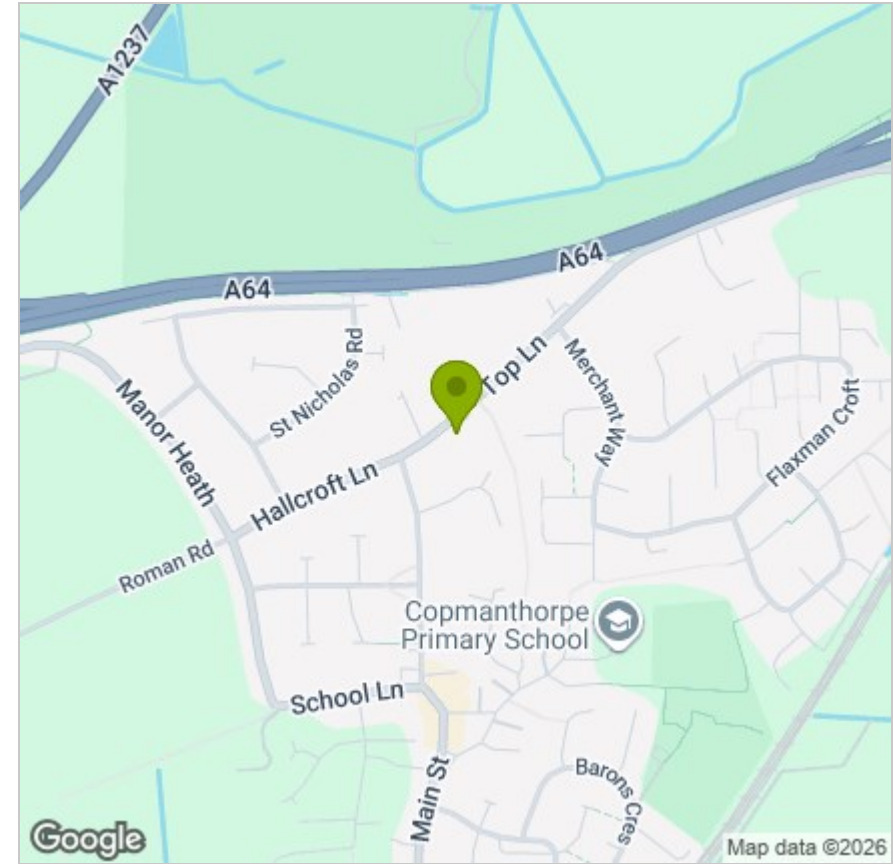
FLOOR PLAN

Ground Floor
503 sq.ft. (46.7 sq.m.) approx.



TOTAL FLOOR AREA: 503 sq.ft. (46.7 sq.m.) approx.
 Note: Every attempt has been made to ensure the accuracy of the figures contained herein. Measurements of plots, roads, canals and any other things are approximate 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 prospective purchaser should note that the figures are not guaranteed as to their accuracy or efficiency and are for general information only.
 Made with Mapbox 1/2025

LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	72
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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