

Ashtons

35 Dower Court, William Plows Avenue, York, YO10 5AD

Dower Court
William Plows Avenue, York
YO10 5AD

Offers Over £190,000

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Tucked away within the ever-popular Dower Court development, just off Heslington Road, this immaculately presented two-bedroom third-floor apartment is available exclusively for residents aged 55 and over and benefits from lift access. Thoughtfully updated in recent years, including a refitted kitchen, contemporary shower room and new carpets throughout, the property is presented to an excellent standard and is ready for its next owner to enjoy.

Accessed via a secure communal entrance with lift access to the third floor, the apartment opens into a generous entrance hall providing access to all principal rooms. The bright and spacious living room is positioned to the rear of the building and enjoys a large bay window with spectacular views, allowing an abundance of natural light to flood the space. Leading off the living room is the recently refitted shaker-style kitchen, offering an excellent range of wall and base units, generous worktop space and a selection of integrated appliances.

The accommodation is completed by two well-proportioned bedrooms. The primary bedroom enjoys tranquil views across The Stray and benefits from built-in wardrobes. The second bedroom offers excellent versatility and would make an ideal guest bedroom, home office or hobby room, with seasonal views towards York Minster. A stylish, recently upgraded three-piece shower room completes the accommodation.

Managed by the Joseph Rowntree Housing Trust, Dower Court offers an excellent range of resident facilities, including an on-site House Manager, a 24-hour emergency call system, a guest suite for visitors, residents' lounge, laundry facilities, beautifully maintained communal gardens and residents' parking.

Offered to the market with no onward chain and a long lease, this exceptional apartment is expected to attract strong interest. Early viewing is highly recommended.

Leasehold
Length of lease- 990 Years remaining
Ground rent - £0 fixed
Service Charge- £4,023 per annum
















Blomberg


*AI Furnished

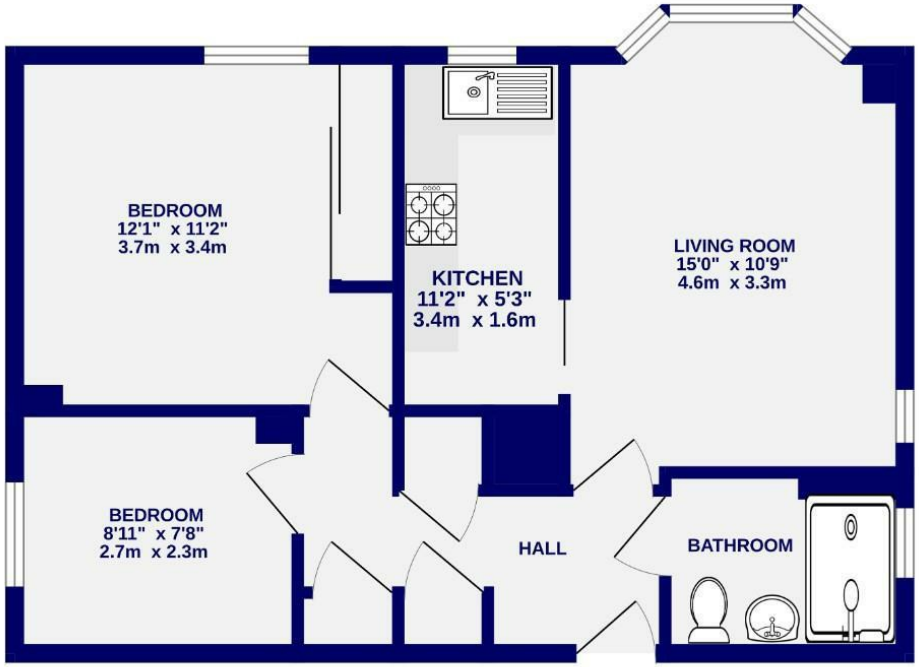


Dower Court
William Plows Avenue,
YO10 5AD

Leasehold
Council Tax Band - B

- Exclusive Over-55s Development With Full Resident Facilities & On-Site House Manager
- No Onward Chain, 990 Year Lease And Move-In Ready
- Short Walk To Local Amenities & Bus To City Centre
- Immaculately Presented Throughout
- Recently Refitted Shaker-Style Kitchen
- Spacious Living Room With Large Bay Window
- Picturesque And Peaceful Cul-De-Sac
- Impressive Views Across Walmgate Stray
- EPC C

3RD FLOOR
540 sq.ft. (50.2 sq.m.) approx.



TOTAL FLOOR AREA : 540 sq.ft. (50.2 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/stores 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 as to their operability.
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Ashtons

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