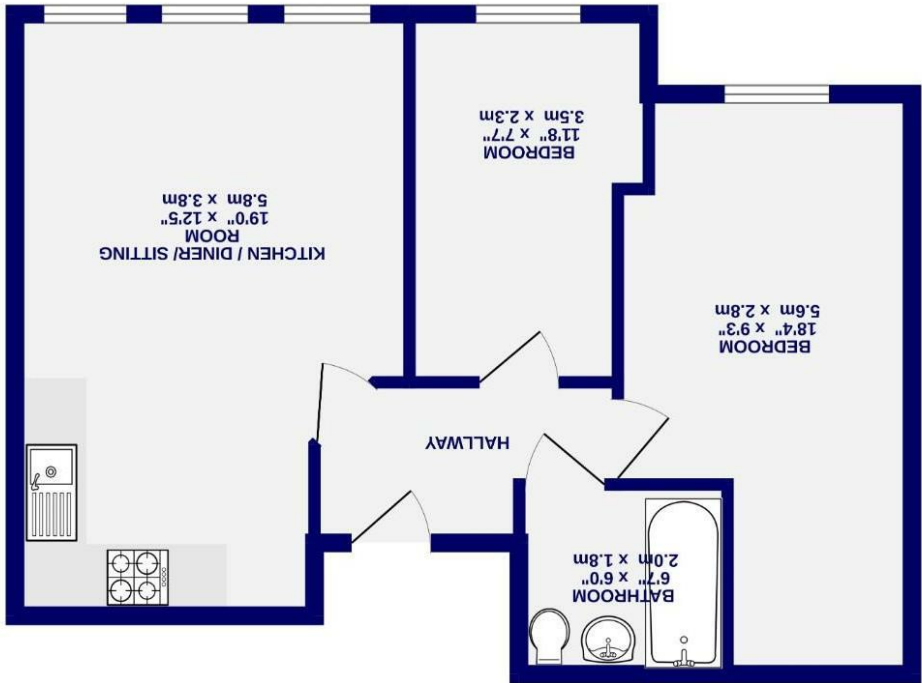


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, 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
- No Onward Chain
- Secure Entry System
- Allocated Parking & Secure Cycle Shed
- Close To City Centre
- Sought After Location
- Open Plan Kitchen Diner & Living Space
- Two Bedrooms
- Modern Apartment

Leasehold
Council Tax Band - C

Olympian Court , York YO10 3UD



GROUND FLOOR
526 sq.ft. (48.8 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the foregoing, measurements of rooms and any other areas are approximate. It is advised to take the measurements of the rooms and any other areas 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 services, systems and appliances shown have not been tested and no guarantee as to their operation.



Olympian Court
, York
YO10 3UD

£200,000

2 1

Tucked away within a well-regarded development just off Lawrence Street, this attractive two-bedroom apartment is ideally located to the east of York city centre. The property offers superb access to local shops, cafes, and transport links, with regular bus services to the city centre and train station. The University of York is also nearby, making the apartment an appealing choice for first-time buyers, investors, or professionals alike. Offered with no onward chain, it presents a straightforward move-in opportunity.

Positioned on the Ground Floor and accessed via a secure communal entrance, the apartment opens into a welcoming hallway. To the front lies a bright and airy open-plan living space, complemented by a modern fitted kitchen. A good selection of wall and base units, ample work surfaces, and integrated appliances. The apartment enjoys a pleasant aspect, with views over landscaped green space and mature tree, offering an unusual sense of calm rarely found so close to the city centre.

There are two well-proportioned bedrooms, both sharing the same tranquil outlook, along with a contemporary bathroom suite featuring a shower over the bath.

Externally, residents benefit from communal gardens and the convenience of an allocated parking space.

With its combination of a sought-after location, well-presented interiors, and no onward chain, this apartment represents a fantastic opportunity. Early viewing is strongly advised

Leasehold
Length of lease- 103 years remaining
Ground rent - £100 per annum
Ground rent review period- Fixed
Service Charge- £2,160.00 per annum

Council Tax Band - C

