



**HUDSON  
MOODY**

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

A beautifully presented and fully refurbished one bedroom, ground floor apartment, opening onto open aspect gardens. Situated within Dower Court, just off Heslington Lane. Suitable for over 55's

- **Fully Renovated to a High Standard Throughout**
- **New Contemporary Kitchen with Built in Neff Appliances**
- **Generous Sitting Room with Sliding Doors onto the Communal Gardens**
- **Spacious and Newly Fitted Shower Room**
- **Double Bedroom Overlooking the Gardens**
- **Beautifully Decorated**
- **Gas Central Heating**
- **No Onward Chain**
- **Convenient Location within Easy Access of the City Centre and Local Amenities**
- **Shared Ownership Scheme Via Joseph Rowntree Housing Trust Development**

**Shared Ownership £105,000**

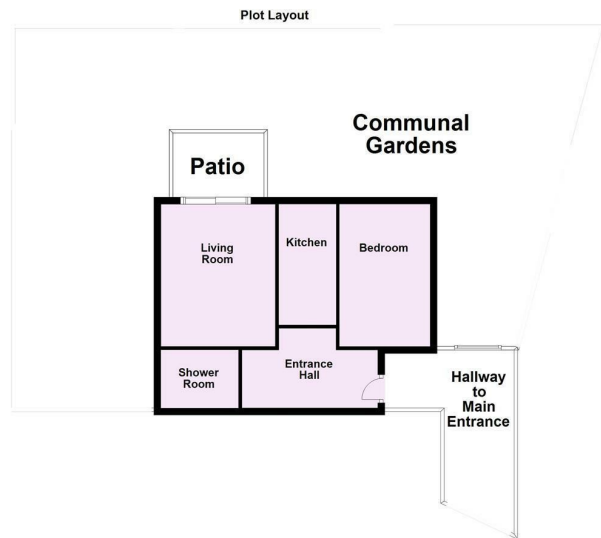
**Tenure: Leasehold**

**Council Tax Band: A**

Years remaining on the lease: a new lease will be granted upon completion  
Rental payment of £463 per month July-July. Inclusive of service charge and ground rent

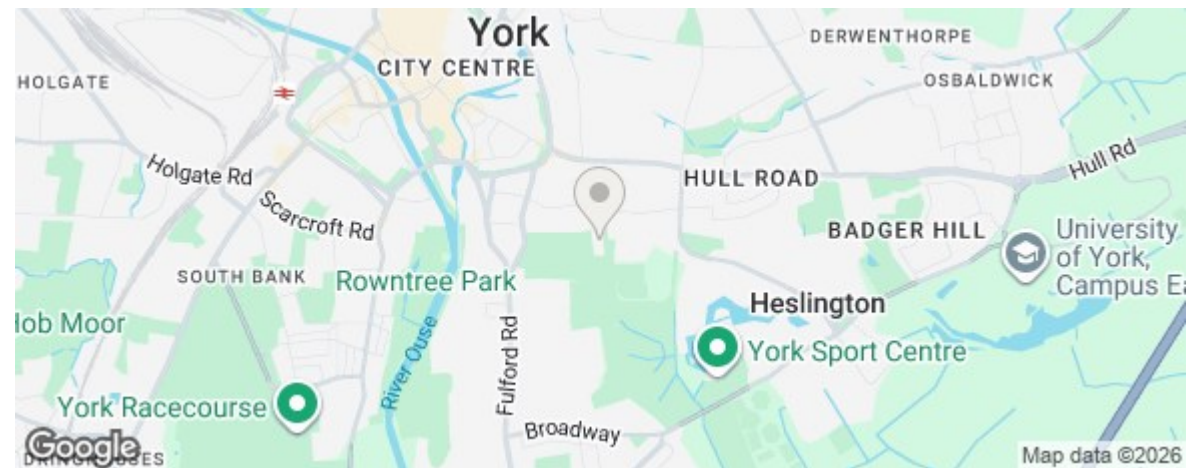






For Illustrative Purposes Only - not to scale.  
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	73	76
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



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#### IMPORTANT NOTICE

1. 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. Please do so particularly if contemplating travelling some distance to view the property.
2. 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.
3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
4. 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.
5. No person in the employment of Hudson Moody 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.
6. All buyers are asked to complete an online AML check through HIPLA, at their own expense, at the time of their offer to purchase a property being accepted and before the Memorandum of Sale can be issued.

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