



Ashtons

Phoenix Boulevard, Leeman Road, York, YO26 4WU

Phoenix Boulevard
Leeman Road, York
YO26 4WU

£220,000



A well presented two bedroom apartment, located within the popular Phoenix Boulevard development off Leeman Road, offering spacious accommodation, two bathrooms and an allocated parking space.

The property is conveniently positioned for access to York city centre, the railway station and a range of local amenities. The riverside paths nearby provide pleasant walking and cycling routes into the heart of the city, making this an excellent choice for first time buyers, professionals and investors alike.

The accommodation opens into a welcoming entrance hall with useful built in storage cupboards. At the heart of the apartment is a bright and generously proportioned open plan living space, incorporating a modern fitted kitchen with a range of integrated and freestanding appliances, including a fridge, freezer, washing machine and dishwasher.

There are two well proportioned double bedrooms, both benefiting from built in wardrobes. The principal bedroom also features its own en suite shower room. A separate bathroom, fitted with a contemporary suite and shower over the bath, completes the internal accommodation.

Externally, the property benefits from an allocated parking space and access to a small garden area. Further features include gas central heating and double glazing throughout.

Offering modern, low maintenance living within easy reach of York city centre, early viewing is highly recommended.

Leasehold
Length of lease- 124 Years remaining
Ground rent - £125 per annum
Ground rent review period- Fixed
Service Charge- £1,600 per annum

Council Tax Band- C



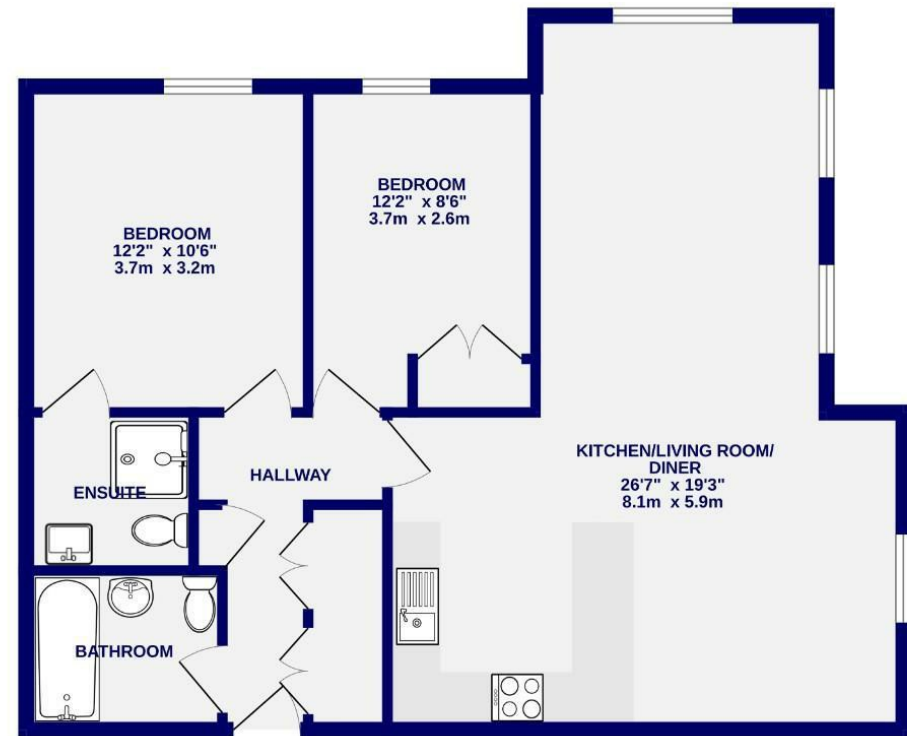


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Leasehold
Council Tax Band - C

- Ground Floor Apartment
- Two Bedrooms
- Two Bathrooms
- No Onward Chain
- Rear Access To The Gardens
- Walking Distance York City Centre & Railway Station
- Allocated Parking Permit
- EPC C

GROUND FLOOR
778 sq.ft. (72.3 sq.m.) approx.



TOTAL FLOOR AREA: 778 sq.ft. (72.3 sq.m.) approx.
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