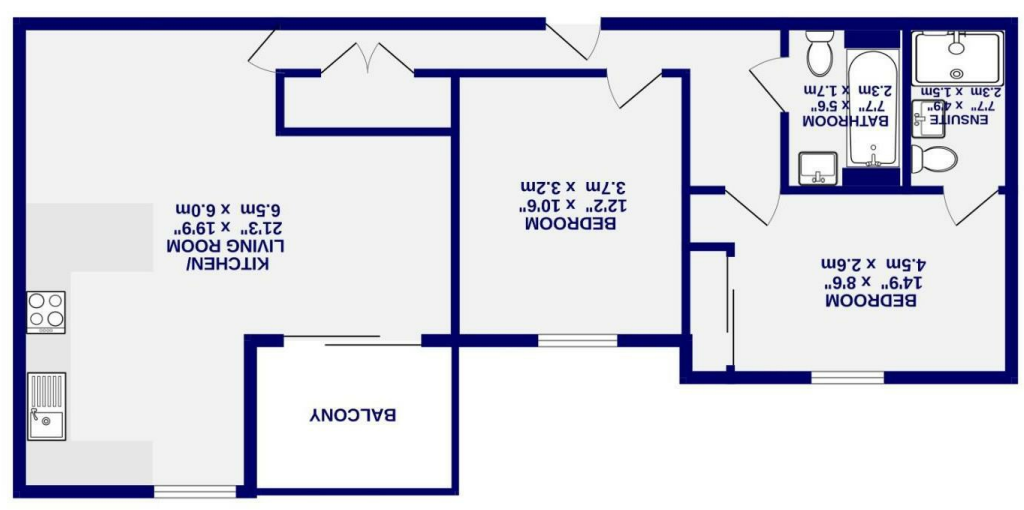


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, 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.

- Wonderful Apartment With Lift
- Two Double Bedroom
- Two Bathrooms Including En-Suite
- Open Plan Living Space
- Close to River and City Walks
- Sought After Joseph Terry Grove Development
- Popular Bishopthorpe Road Amenities
- Private Balcony Overlooking Courtyard
- Allocated & Visitors Parking
- EPC B

Leasehold
Council Tax Band - E

Joseph Terry Grove , York YO23 1FL



3RD FLOOR
741 sq.ft. (68.8 sq.m.) approx.

While every effort has been made to ensure the accuracy of the layout, measurements of rooms and any other areas are approximate. If included in the contract, the purchaser will bear the cost of the survey. These areas will not necessarily be used for any other purpose or measurement. This plan is for illustrative purposes only and should be used as such. By inspection or otherwise. The services, systems and appliances shown have not been tested and no guarantee as to their operation. Made with Measure 02/20



Joseph Terry Grove , York YO23 1FL

£325,000



Set within the popular Joseph Terry Grove development, this well-presented apartment enjoys a convenient location close to York Racecourse and the ever-popular Bishopthorpe Road, with its range of independent shops, cafés and eateries. Offering two double bedrooms and two bathrooms, the property is well suited to first-time buyers, professionals or investors alike, and is offered with no onward chain.

Located on the third floor and accessed via lift or stairs, the apartment opens into a welcoming entrance hall which leads through to a bright and spacious open-plan living, dining and kitchen area. This sociable space is filled with natural light, with large patio doors opening onto a private balcony overlooking the internal courtyard. The modern kitchen is well equipped with a range of wall and base units, integrated appliances and generous worktop space, making it ideal for both everyday living and entertaining.

The accommodation includes two well-proportioned double bedrooms, with the main bedroom benefitting from an en-suite shower room. A newly installed, separate house bathroom serves the second bedroom and guests.

Externally, residents can enjoy well-maintained communal grounds, along with the benefit of a private balcony exclusive to this apartment. The property also includes allocated on-site parking, with additional visitor spaces available.

Offered with no onward chain, this is a well-located and low-maintenance home, and early viewing is recommended to appreciate both the accommodation and setting on offer.

Leasehold
Length of lease- 989 years remaining
Ground rent - £200
Ground rent review period- n/a
Service Charge- £1,750

Council Tax Band- E

