



46 Clementhorpe Court Clementhorpe  
York, YO23 1AN  
£150,000

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**NO ONWARD CHAIN** - We as agents are delighted to have the opportunity to present to the market first floor apartment, just off Bishopthorpe Road and close to York city centre and Rowntree Park.

Offered with a 70% share (the other 30% is retained by JRHT) in this bright and spacious over 55's first floor apartment nestled in a quiet side of the building.

The apartment itself part of a small community, with shared gardens as well as a carpark belonging to the development.

The internal accommodation has the benefit of UPVC double glazing and briefly comprises: Composite door to entrance vestibule with storage cupboard and stairs to first floor landing, large lounge/dining room, kitchen, two good sized bedrooms and shower room.

An accompanied viewing is strongly recommended.



## Entrance Hallway

### Lounge

15'7" x 13'7" (4.75m x 4.14m)

### Kitchen

12'2" x 4'8" (3.71m x 1.42m)

### Bedroom 1

11'8" x 10'8" (3.56m x 3.25m)

### Bedroom 2

8'8" x 7'7" (2.64m x 2.31m)

### Bathroom

10'8" x 4'8" (3.25m x 1.42m)

### Outside

### Agents Notes:

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the sales transaction to fulfil their obligations under





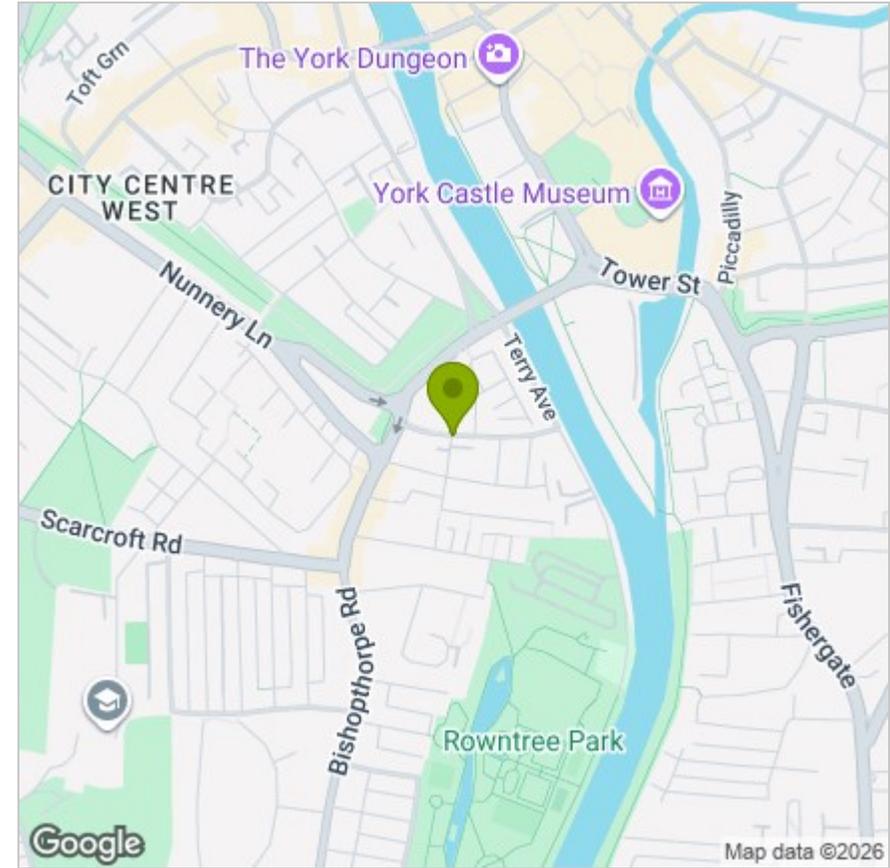
Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our office for further details.



# FLOOR PLAN



# LOCATION



## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	72	72
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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