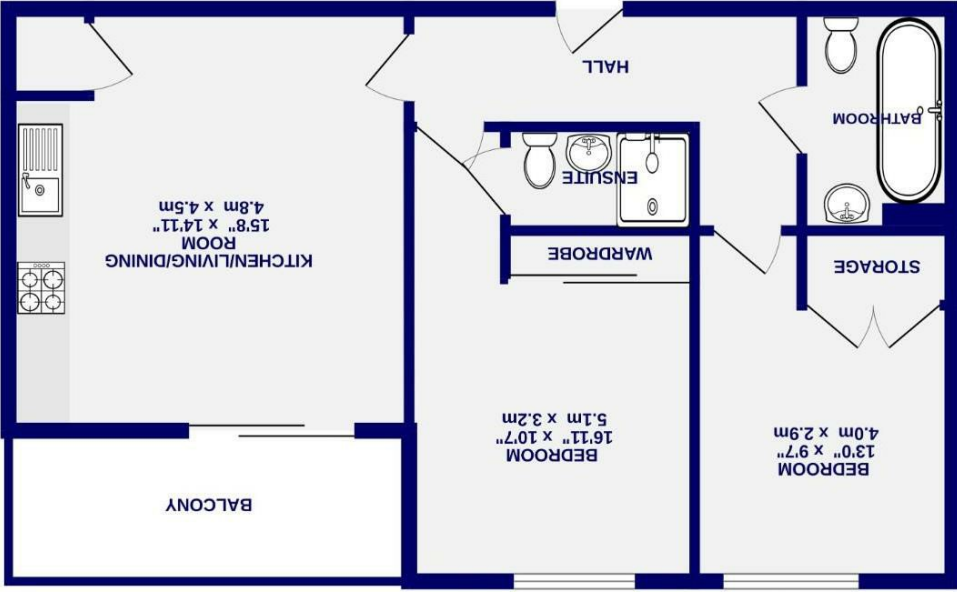


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, 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 - B
  - No Onward Chain
  - Popular Development
  - Allocated Parking
  - Balcony
  - Two Bathrooms
  - Two Bedrooms
  - Third Floor Apartment
- Leasehold  
Council Tax Band - E

# Medallion House Joseph Terry Grove, YO23 1FL

GROUND FLOOR (61.4 sq.m.) approx.  
661 sq.ft. (61.4 sq.m.) approx.



TOTAL FLOOR AREA: 661 sq.ft. (61.4 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floor plan, measurements of rooms and any other areas are approximate. It is advised that the purchaser should verify the measurements of rooms and any other areas and not rely on the floor plan. The purchaser should also verify the measurements of rooms and any other areas and not rely on the floor plan. The purchaser should also verify the measurements of rooms and any other areas and not rely on the floor plan.



Medallion House  
Joseph Terry Grove, York  
YO23 1FL

Offers Over £300,000



Situated in the sought-after residential development of Joseph Terry Grove, this immaculately presented apartment is conveniently located just a short distance from York Racecourse and the renowned Bishopthorpe Road. Offering two double bedrooms and two bathrooms, this property could make the perfect turnkey home, first purchase, or investment property. Offered with no onward chain, this home is likely to attract a wide range of buyers.

Positioned on the third floor, accessible via lift or stairs, the apartment features a welcoming entrance hall that leads into a bright and spacious open-plan kitchen, living, and dining area. Large patio doors open onto a private balcony overlooking the courtyard, ensuring the space is bathed in natural light throughout the day. The modern kitchen is fitted with an array of wall and base units, integrated appliances, and ample worktop space. The hall also provides access to two double bedrooms, including a master bedroom with an ensuite shower room, as well as a separate house bathroom.

Externally, the property benefits from communal grounds and a private balcony exclusive to this apartment.

Allocated on-site parking is included, with additional visitor parking available for guests.

Offered with no onward chain, early viewing is highly recommended.

Leasehold  
Length of lease- 989 years remaining  
Ground rent- £250 per annum  
Ground rent review period- Every 15 years- reviewed in 2031  
Service charge £1398 per annum

Council Tax Band- E

