



Heslington Court

Heslington, York

YO10 5EX

70% Shared ownership



Set within the leafy surroundings of Heslington Court, this well presented two bedroom first floor apartment forms part of a community of 28 apartments for residents aged 55 and over. Close to Heslington village and regular bus links to York, the development supports independent living with a resident manager on site five days a week and a Tunstall emergency response system.

An entrance hall leads upstairs to a landing with storage, loft access and a door entry system. The generous lounge has a front facing window and walk in cupboard. The Kitchen is fitted with a range of wall and base units.

There are two bedrooms, with the principal bedroom to the rear. The second could serve as a dining room and has French doors opening onto a Juliet balcony. A family bathroom offers a walk in shower, W.C and sink.

Residents enjoy communal gardens, a lounge and laundry room, with laundry facilities included in the service charge. On street parking is available.

Shared ownership: 70% interest purchased, with the remaining 30% supported by a government grant.

Leasehold: A new 60 year lease will be issued to a new purchaser on a successful application with JRHT.
Ground rent: £0, fixed.
Service charge: £2,124 per annum.



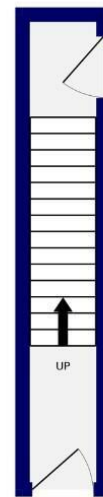


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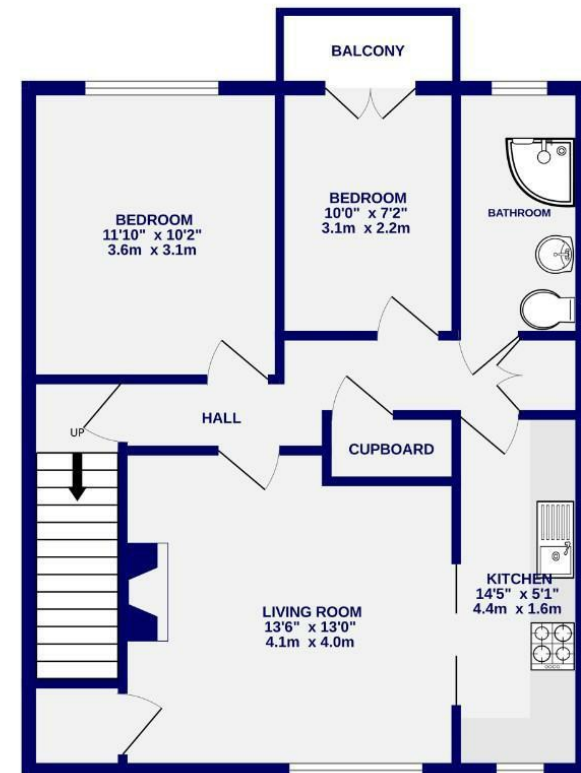
Leasehold
Council Tax Band - B

- First Floor Apartment
- Two Bedrooms
- Juliet Balcony
- JRHT - Over 55s Development
- Stair Lift Included
- No onward Chain
- EPC TBC

GROUND FLOOR
68 sq.ft. (6.9 sq.m.) approx.



FIRST FLOOR
614 sq.ft. (57.1 sq.m.) approx.



TOTAL FLOOR AREA: 677 sq.ft. (62.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. It is included in the plan the garage/porch will form part of the overall floor area and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability.
Made with Metropex 52520

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. Please note that some images may have been edited with the use of AI. We are legally required to carry out AML checks for all purchasers, sellers and giftors, which become mandatory once an offer has been accepted.

There is a non-refundable fee of £30 + VAT per purchaser and per giftor for these checks.