



# Villa Court Upper Poppleton, York YO26 6PG

£200,000



Located in the popular area of Nether Poppleton, to the west of York, this substantial two-bedroom apartment forms part of an exclusive and well-maintained development. Enjoying a peaceful setting yet offering convenient access to local amenities and transport links, the property presents an excellent opportunity for a range of buyers. Previously a successful rental investment, it is now offered to the market with no onward chain.

Internally, the property opens into a generous entrance hall which provides access to the principal rooms. The living room is particularly spacious and offers ample room for a variety of furniture arrangements, creating a comfortable and versatile space for both relaxing and entertaining. The kitchen diner is equally impressive in size and is fitted with a range of Shaker-style wall and base units, complemented by stylish worktops and offering plenty of storage and preparation space.

The accommodation is completed by two well-proportioned double bedrooms and an impressive three-piece family bathroom, which also benefits from useful integrated storage.

Externally, residents have access to a shared garden area, while the property also benefits from two allocated parking spaces.

Offered with no onward chain and enjoying a sought-after village location, early viewing is highly recommended.

Leasehold (Share of the freehold)  
Length of lease- 125 years from 1 January 1988  
Ground rent - £0  
Ground rent review period- Fixed  
Service Charge- £250 per quarter

Council Tax Band- B



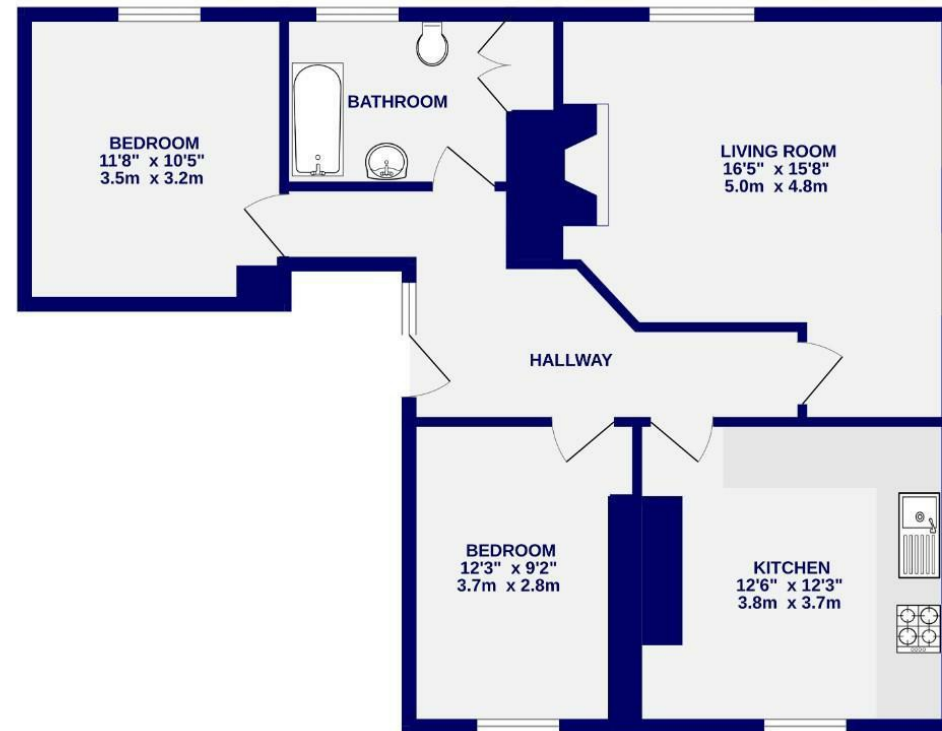


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Leasehold - Share of Freehold  
Council Tax Band - B

- Two Bedrooms Apartment
- Spacious Accommodation Throughout
- Open Plan Kitchen Diner
- Popular Residential Area
- Shared Garden
- Two Allocated Parking Spaces
- No Onward Chain
- EPC C

FIRST FLOOR  
749 sq.ft. (69.6 sq.m.) approx.



TOTAL FLOOR AREA : 749 sq.ft. (69.6 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. If 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.  
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