



- Ground Floor Apartment
- Private Garden
- Popular Development
- No Onward Chain

- One Double Bedroom
- Allocated Parking
- Convenient Location
- EPC - C

Located within a well maintained development and ideally suited to first time buyers or investors, this attractive ground floor one bedroom apartment enjoys a convenient position close to Clifton Moor Retail Park, the York outer ring road and excellent transport links into the historic city centre.

The property is accessed via its own private entrance and offers well planned accommodation comprising a spacious open plan living kitchen with fitted appliances and lounge area, a generous double bedroom and a modern three piece shower room. Externally, the apartment benefits from a designated parking space, along with access to communal areas, bin and bike stores and visitor parking.

Presented in good condition throughout, this is a fantastic opportunity to purchase a ready to move into home in a popular location and an internal viewing is highly recommended.

Leasehold

Length of lease- 241 years remaining

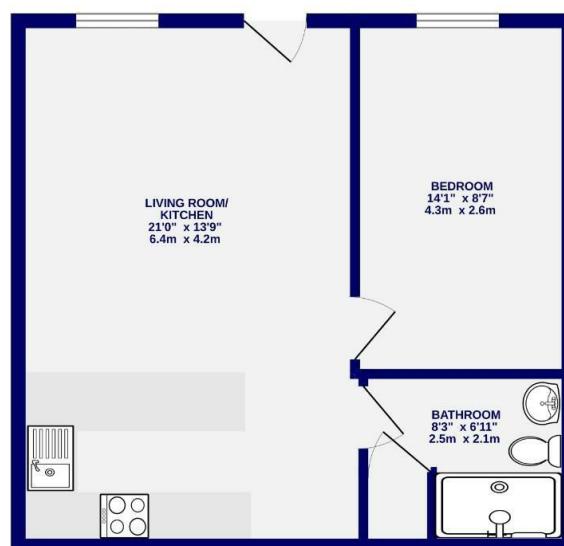
Ground rent - £295.95 PA

Service Charge- £977.81 PA

Council Tax Band A



GROUND FLOOR
461 sq.ft. (42.9 sq.m.) approx.



TOTAL FLOOR AREA: 461 sq.ft. (42.9 sq.m.) approx.
While every care has been taken to ensure the accuracy of the floor plan, measurements of rooms and any other areas are approximate. It is included in the plan for guidance only and does not form part of the overall terms and conditions of sale. It is not to scale. The floor plan is for illustrative purposes only and should be treated as such by any prospective purchaser. The services, systems and appliances shown have not been tested by the agent and no guarantee can be given as to their operability.
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