



- 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

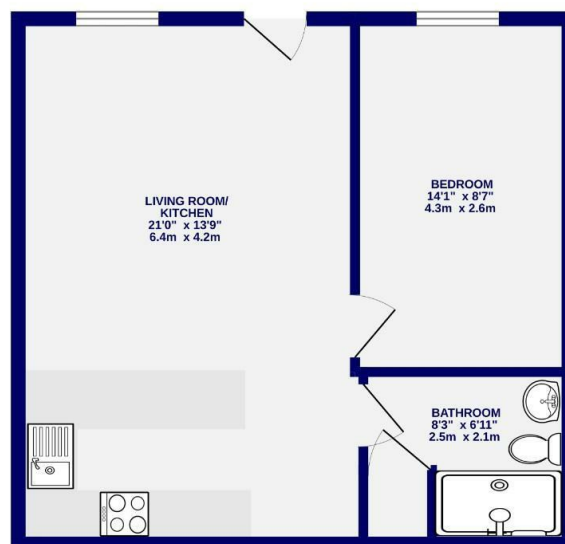
Ground rent - £295.95 PA

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.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other areas are approximate. It is advised that the prospective buyer verify the measurements of the rooms and any other areas and to responsibility to them for any error, omission or misstatement. This plan is for illustrative purposes only and should not be used as a basis for any prospective purchase. The services, systems and appliances shown have not been tested and are depicted as to their operability. (Drawn with floorplan 00000)

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