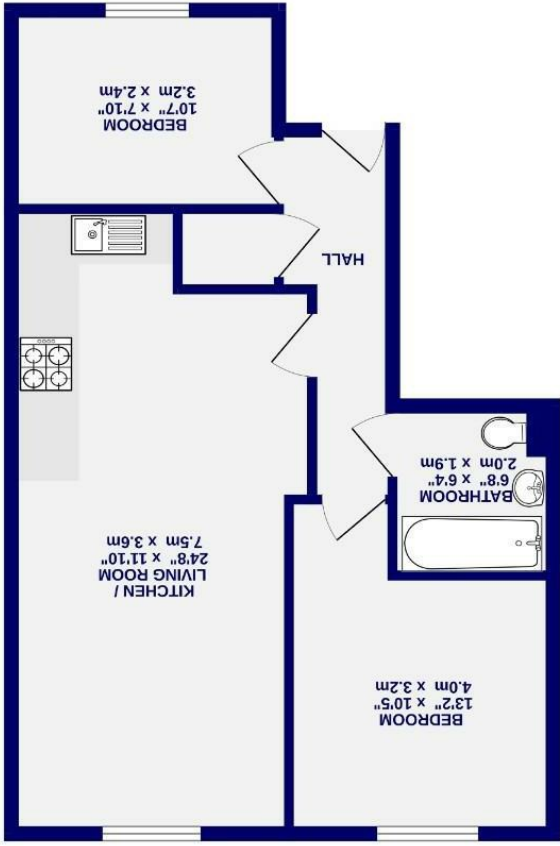


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, 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.

While every attempt has been made to ensure the accuracy of the floorplans, measurements of rooms and any other areas are approximate. Purchasers should verify the accuracy of the floorplans, measurements and any other areas and measurements 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.



GROUND FLOOR  
574 sq. ft. (53.3 sq. m.) approx.

# Ripon Croft Off Heworth Green, YO31 7SP

Leasehold  
Council Tax Band - C

- Modern Apartment
- Ground Floor
- Two Double Bedrooms
- Modern Kitchen
- Modern Bathroom
- Walking Distance Of City Centre
- Private Parking Space
- EPC B



Ripon Croft  
Off Heworth Green, York  
YO31 7SP

Offers In Excess Of  
£2000 000



A modern and well presented two bedroom ground floor apartment, ideally positioned just five minutes' walk from York's historic City Walls and the city centre beyond. Offered for sale with no onward chain, this superb apartment provides spacious open plan living, allocated parking and attractive communal gardens, making it perfectly suited to first time buyers, professionals or investors.

Accessed via a secure communal entrance, the apartment opens into a welcoming entrance hall with entry phone system and useful storage. The heart of the home is the bright open plan living dining space, finished with laminate wood flooring and offering plenty of room for both lounge and dining furniture, creating an ideal setting for everyday living and entertaining.

The living area flows seamlessly into a modern fitted kitchen, well appointed with a range of wall and base units and equipped with integrated appliances including a fridge freezer, dishwasher and washer dryer.

There are two generous double bedrooms, with the principal bedroom offering particularly comfortable proportions. The accommodation is completed by a contemporary bathroom fitted with a modern panelled bath with shower over, glazed shower screen, hand basin with mixer tap and low flush WC.

Externally, the development stands within the former grounds of a Victorian villa, with original walls and mature landscaping creating delightful walled communal gardens. Residents can enjoy established lawns, flower beds and natural screening, along with the use of an attractive summerhouse and riverside setting, providing a peaceful outdoor environment.

The property also benefits from an allocated permit parking space and access to secure bicycle storage.

\*A selection of rooms have been dressed using AI for illustrative purposes.\*

Leasehold  
Length of lease- 105 years remaining  
Ground rent - £386.88 per annum  
Ground rent review period- Fixed  
Service Charge- £1,094.64 per annum

Council Tax Band- C

