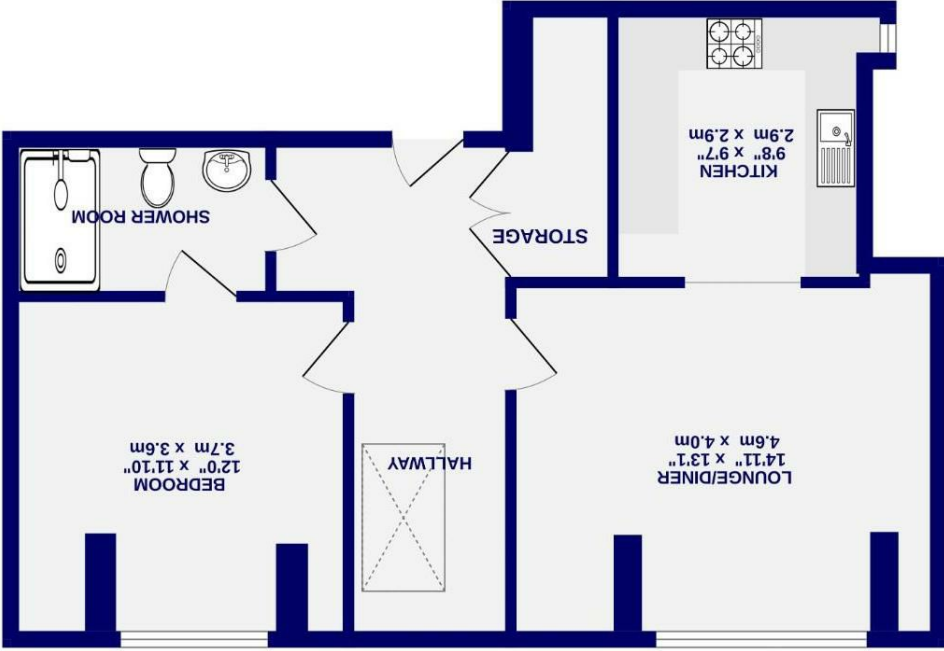


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services,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

TOTAL FLOOR AREA: 615 sq. ft. (57.1 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other areas are not necessarily taken for any one condition or measurement. This data is for illustrative purposes only and should be used as a guide only. Purchasers should verify the accuracy of the floor area and to request a copy of the floor plan and to request a copy of the floor plan and to request a copy of the floor plan and to request a copy of the floor plan. Measurements shown have not been taken and are approximate. The services, systems and appliances shown have not been tested and are shown as to their condition.



- EPC B
- Third Floor
- Electric Charger Points
- Communal Parking
- Lift To All Floors
- No Onward Chain
- 75% Shared Ownership
- Modern Apartment

Leasehold
 Council Tax Band - A

Haxby Road
 New Earswick, York
 YO32 4DZ



Haxby Road
New Earswick, York
YO32 4DZ

75% Shared Ownership
£120 000



136 Unwin Court is a well-presented one bedroom second-floor apartment, available on a 75% shared ownership basis, within this exclusive and highly sought-after development for the over 55s. Built just a few years ago and set within beautifully landscaped communal grounds, the property enjoys a peaceful position with lovely open views and excellent natural light throughout.

Accessed via a secure communal entrance with intercom system and lift access to all floors, the apartment offers a generous entrance hall with space for furniture and storage. The living space is bright and inviting, with large windows and an open plan layout incorporating a modern shaker-style kitchen with ample worktops, integrated appliances and room for further white goods.

The double bedroom is well-proportioned, benefiting from full-height windows that enhance the sense of space and light. A contemporary wet room completes the accommodation, featuring stylish wall tiling, walk-in shower and grab rails for added comfort and support.

Located in a convenient spot close to New Earswick amenities, with regular bus links to Haxby, Wigginton and York city centre, this eco-conscious development also benefits from a communal biomass heating system helping to reduce utility costs. Rarely available and ideal for those looking for secure, manageable living in a welcoming community, this is an excellent opportunity.

Leasehold
Length of lease- 120 years remaining
Total monthly charges including rent/service charge and ground rent- £462.36

Council Tax Band- A

