



ABOUT THE PROPERTY

STUNNING APARTMENT LOCATED NEAR TO THE CITY CENTRE!

We are delighted to present this spacious and immaculately maintained two-bedroom ground floor apartment, ideally positioned within the sought-after Olympian Court development, just a short stroll from York City Centre. The property has been thoughtfully modernised by the current owners to a high standard throughout.

The accommodation briefly comprises a welcoming entrance hall leading to a superb open-plan living space, complemented by a stylish, high-specification kitchen featuring integrated appliances and elegant quartz work surfaces. There are two generous double bedrooms and a contemporary bathroom fitted with a luxurious four-piece suite.

Externally, residents benefit from well-kept communal gardens and an allocated parking space.

This exceptional apartment is sure to appeal to a wide range of discerning purchasers, and early viewing is highly recommended to fully appreciate the quality and convenience on offer.





THE ACCOMMODATION COMPRISES;-**ENTRANCE HALL**

Front entrance door, tiled flooring, radiator and storage cupboard.

OPEN PLAN LIVING

4.06 extending to 6.03 x 7.01 max (13'3" extending to 19'9" x 22'11" max)

Windows to side and rear.

Laminate wood flooring, 3x radiators and wall mounted electric fire.

KITCHEN AREA

A fabulous kitchen with wall and base units, quartz work surfaces with sink unit and integrated appliances including fridge freezer, dishwasher, washing machine, induction hob with extractor fan over, oven and microwave. Tiled splashbacks and tiled flooring.

BEDROOM ONE

3.50 x 3.03 (11'5" x 9'11")

2x windows to rear.

Fitted wardrobes and radiator.

BEDROOM TWO

3.27 x 3.00 (10'8" x 9'10")

2x windows to rear.

Fitted wardrobes, cupboard housing gas fired central heating combination boiler, radiator.

SHOWER ROOM

2.33 (3.15 max) x 1.89 (7'7" (10'4" max) x 6'2")

Suite comprising bath with shower attachment and mixer tap, step in shower and vanity unit housing low flush WC and wash hand basin. Fully tiled walls and flooring, extractor fan and chrome ladder style heated towel rail.

ADDITIONAL INFORMATION**SERVICES**

Mains Gas, Water, Electricity and Drainage. Telephone connection subject to renewal by British Telecom.

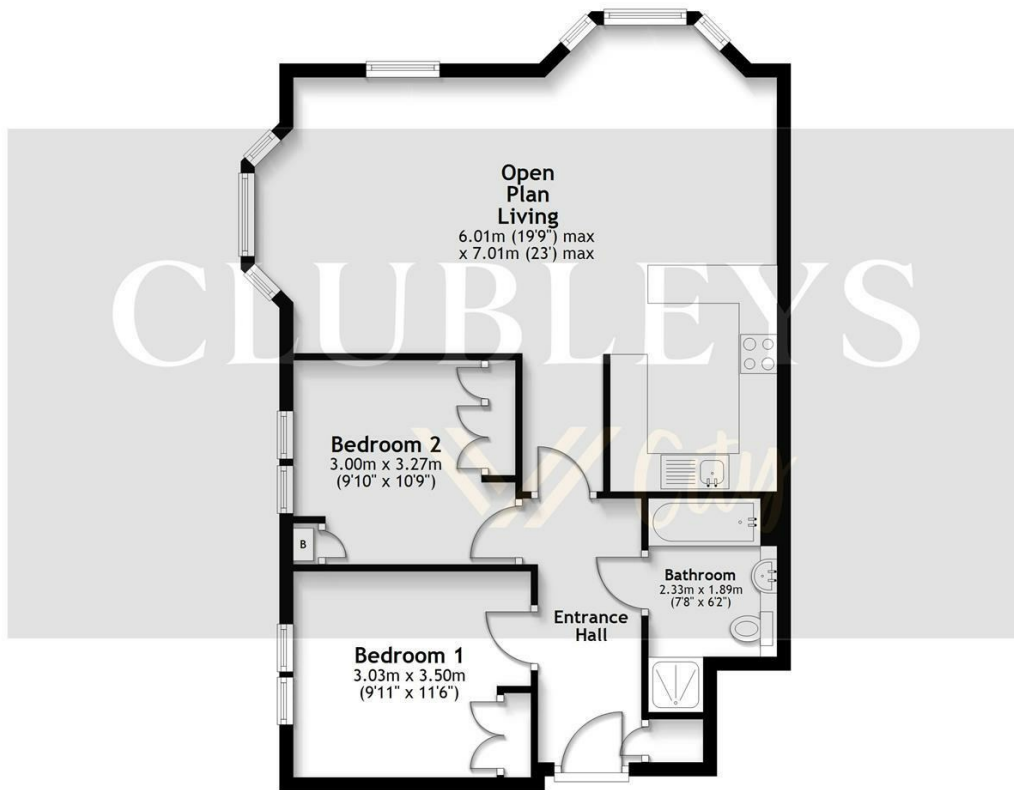
APPLIANCES

None of the appliances have been tested by the agents.



Ground Floor

Approx. 73.6 sq. metres (791.8 sq. feet)



Total area: approx. 73.6 sq. metres (791.8 sq. feet)

VIEWING

By appointment with the Agent.

OPENING HOURS

9 am to 5.30 pm Monday to Friday and 9 am to 3 pm Saturday

FREE VALUATIONS FOR SALE

If you are considering selling or letting your property, we offer a free, no obligation valuation service and would be pleased to discuss your individual requirements with you. Please ring 01430 874000 for further information or to arrange for one of our Valuers to call.

MATERIAL INFORMATION

For broadband coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/broadband-coverage>. For mobile coverage, prospective occupants are advised to check the Ofcom website:- <https://checker.ofcom.org.uk/en-gb/mobile-coverage>

We may receive a commission, payment, fee, or other reward or other benefit (known as a Referral Fee) from ancillary service providers for recommending their service to you. Details can be found on our website.

MORTGAGES

We are keen to stress the importance of seeking professional Mortgage advice and would recommend that an appointment be made to see Faye Rowland (Holmefield Financial Solutions), Mortgage and Protection Advisor by phoning her on 07540 536891 or e-mail Faye@holmefieldsolutions.co.uk or by contacting any member of staff. A broker fee of £199 will be charged on application. Your home may be repossessed if you do not keep up repayments on your mortgage. Holmefield Financial Solutions is an appointed representative of First Complete Ltd., which is authorised and regulated by the Financial Conduct Authority.

AGENTS NOTES

For clarification, we wish to inform prospective purchasers that we have not carried out a detailed Survey, nor tested the services, appliances and specific fittings for this property.

Please note that this floor plan is not to scale and is only intended as a guide to layout. All measurements provided are approximate and for guidance purposes only. If there is any point which is of a particular importance to you, please contact the office and we will be pleased to check the information, particularly if you contemplate travelling some distance to view the property.

CLUBLEYS



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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	79	80
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Clubleys give notice that these particulars whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers or tenants should not rely on them as statements or representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in the employment of Clubleys has the authority to make or give any representation or warranty in relation to the property.

Photograph disclaimer – In order to capture the features of a particular room we will mostly use wide angle lens photography. This will sometimes distort the image slightly and also has the potential to make a room look larger. Please, therefore, refer also to the room measurements detailed within this Brochure.