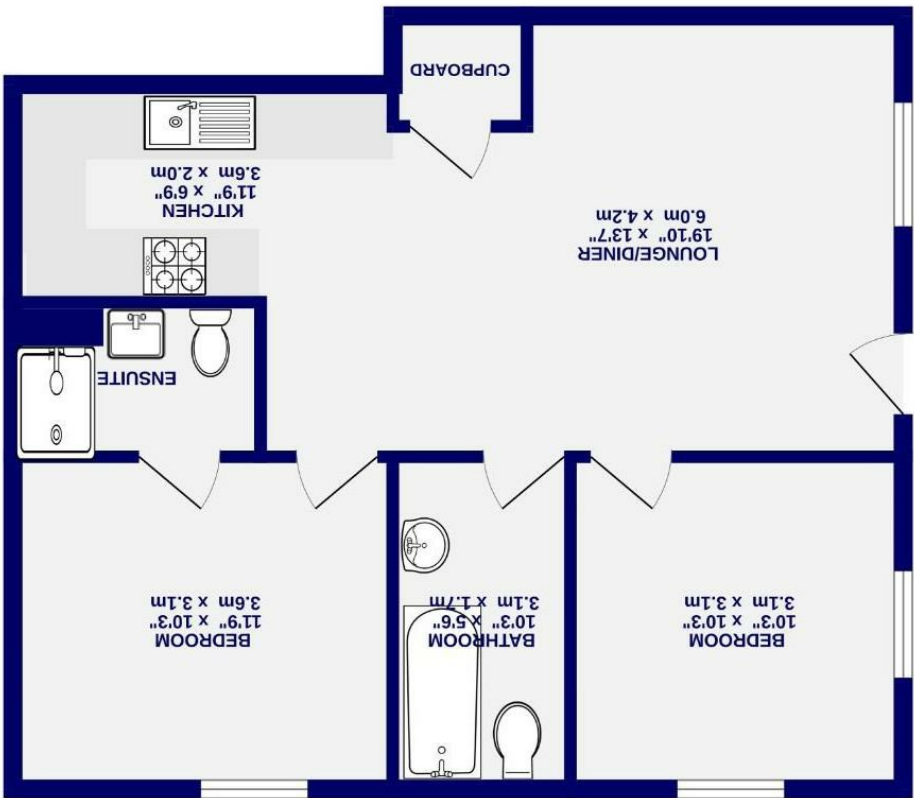


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- Spacious Ground Floor Apartment
- Two Generous Double Bedrooms
- Rare Private Entrance Access
- Open Plan Living Accommodation
- Popular Clifton Moor Location
- Excellent Local Amenities
- Enclosed Private Garden Space
- Allocated Parking Space Included
- Nearby Easy Access To York City Centre
- EPC TBC

Leasehold
Council Tax Band - C
YO30 4UZ
, York
Aviator Court



GROUND FLOOR
628 sq.ft. (58.4 sq.m.) approx.



*AI Furnished

Aviator Court
, York
YO30 4UZ

£210,000



Situated within the everpopular Clifton Moor area of York, this spacious ground floor apartment offers well-balanced accommodation together with the rare advantage of its own private entrance and enclosed garden space. Features such as these are seldom found with apartment living, making this a particularly appealing opportunity for first-time buyers, downsizers, investors, or those seeking a low-maintenance home with the added benefit of outdoor space.

The property enjoys a convenient location close to the wide range of amenities available at Clifton Moor, including supermarkets, restaurants, cafés, leisure facilities, and excellent transport links into York city centre and beyond.

Internally, the apartment offers generous and well-presented accommodation, including an open-plan living and dining area that creates a bright and sociable space for everyday living. There are two well-proportioned double bedrooms, providing flexibility for guests, home working, or family life.

Externally, the private garden offers a wonderful place to relax and entertain, while allocated parking adds further practicality. Combining spacious accommodation, outdoor space, and a private entrance, this is a rare apartment offering that stands out from others on the market.

****The garden photograph has been digitally enhanced with AI-generated furnishings to demonstrate the potential and is for illustrative purposes only. ****

Leasehold
Length of lease- 190 years remaining
Ground rent - £294 per annum
Ground rent review period- fixed
Service Charge- £1,236 per annum

Council Tax Band- C

