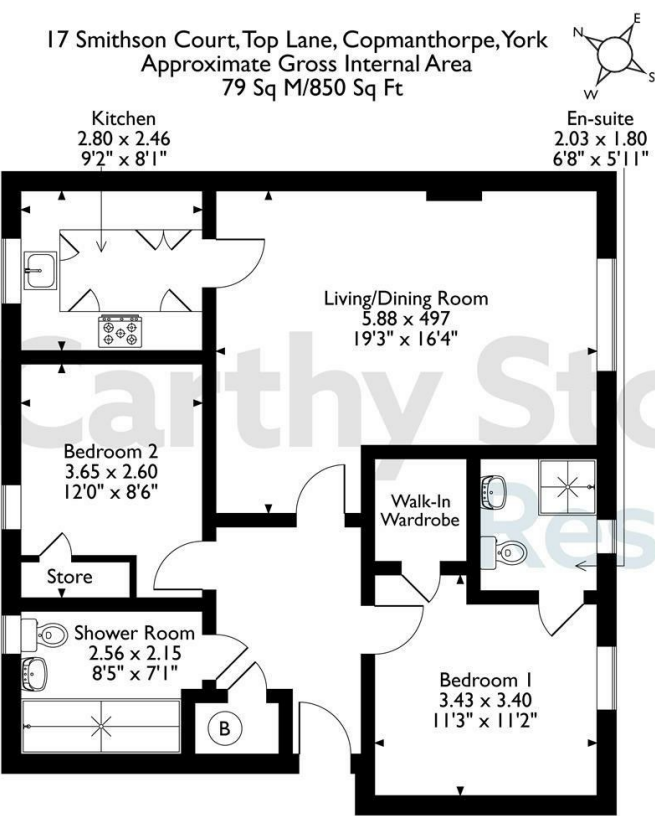


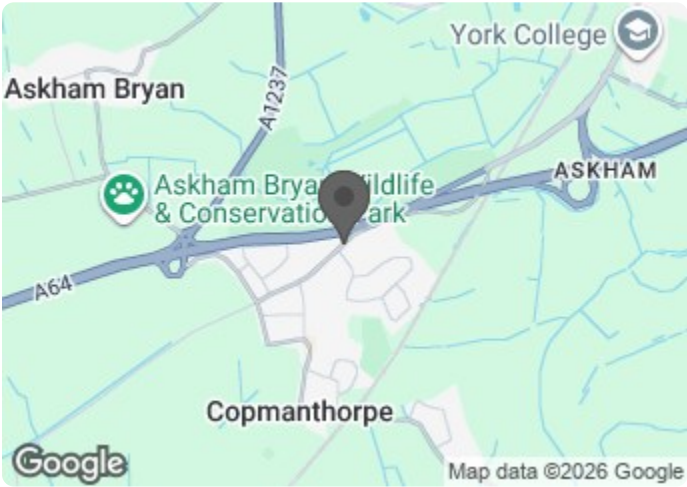
17 Smithson Court

Top Lane, York, YO23 3AA



The position & size of doors, windows, appliances and other features are approximate only.
© ehouse. Unauthorised reproduction prohibited. Drawing ref. dig/8695087/DST.

Council Tax Band: D



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	85	85
(69-80) C		
(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	

This floor plan is not drawn to scale and is for illustrative purposes only. Any measurements, floor areas (including any total floor area), openings and orientation are approximate and for guidance only. McCarthy Stone Resales do not take liability for any error, omission or misstatement. All parties must rely on their own inspections. It should not be assumed that any furniture or fittings contained in the photographs are included in any sale. All details referring to time and distances to localities are approximate. Details regarding any common charges and other applicable fees are provided by the seller and should not be relied on without verification and further checks made through a solicitor/conveyancer. Please contact the Property Consultant for further information. Appliances (including central heating) have not been tested, therefore it cannot be assumed that they are in good working order. All interested parties are advised to check availability and make an appointment before travelling to view the property to avoid disappointment or wasted time or travel expenses. The details contained within this brochure are for information purposes only and do not form part of any agreement. All purchases will be subject to contract terms. © All artwork (photos and floorplans) and written content are the sole property and copyright of McCarthy & Stone Resales Limited and are legally protected by UK & International copyright laws. Under no circumstance may you download, reproduce, publish or distribute any content for commercial purposes, without prior written permission from McCarthy Stone Resales. Unauthorised duplication or usage for any purpose is strictly prohibited.

Asking price £295,000 Leasehold

A WELL PRESENTED TWO BEDROOM, TWO SHOWER ROOM, apartment located on the first floor. This MCCARTHY STONE Retirement Living development just 15 minutes from York city center and on a BUS ROUTE.

Entitlements Advice and Part Exchange available - speak to your Property Consultant for more information

Call us on 0345 556 4104 to find out more.

Smithson Court, Top Lane, Copmanthorpe, York, YO23 3AA

Smithson Court

Smithson Court, built by McCarthy & Stone has been designed and constructed for modern retirement living. The development consists of 28 one and two-bedroom retirement apartments for the over 60s. The apartments boast Sky/Sky+ connection points in living room, walk-in wardrobes in main bedroom and security camera door entry system via TV channel 400 so you know who you are letting in! The apartments have underfloor heating which is controlled via individual thermostats in each room, the cost of which is covered in the service charge. The dedicated House Manager is on site during working hours and for your peace of mind the development has camera door entry and 24-hour emergency call systems, should you require assistance. The Homeowners' lounge provides a great space to socialise with friends and family. If your guests have travelled from afar, they can extend their stay by booking into the development Guest Suite (usually for a fee of £25 per night - subject to availability).

Location

Smithson Court is situated in Copmanthorpe a suburb of York located to the South west of the city just off the A64. The historic village has grown from a small community to a large flourishing village. There are a selection of local shops and services at the heart of Copmanthorpe including a library, doctors and a recreation centre. The City of York which is just 4 miles from Copmanthorpe has a wealth of shops and local attractions for residents and visitors alike, and there are 4 out of town shopping areas; Clifton Moor, Monks Cross, Vanguard and the McArthur Glen Designer outlet. The local bus service provided by several companies has bus stops in either direction immediately adjacent to Smithson Court and further connects the village to York, Tadcaster and Leeds.



Entrance Hall

Front door with spy hole leads to the entrance hall - Illuminated light switches, smoke detector, apartment security door entry system with intercom and 24-hour emergency response pull cord system are situated in the hall. From the hallway there is a door to a storage/utility room with space for a washing machine. Further doors lead to the living/dining room, bedrooms and shower room.

Living/Dining Room

A bright and generously proportioned south-easterly-facing lounge, offering excellent space for both comfortable living and dining. Flooded with natural light, the room is complemented by fitted carpets, raised electrical power sockets, TV and telephone points, and a Sky/Sky+ connection point. A partially glazed door leads through to the separate kitchen.

Kitchen

Stylish modern kitchen with tiled flooring and tiled splash backs, fitted with wood-effect units, chrome handles, and a granite effect worktop. A stainless-steel sink with mono lever mixer tap and drainer is set beneath a window, providing plenty of natural light. Integrated appliances include a raised-level oven, 4 ringed ceramic hob, extractor hood, and fridge and freezer.

Bedroom One

Generous south-easterly-facing bedroom benefiting from a walk-in wardrobe with fitted shelving and hanging rails. The room features fitted carpets, raised electrical power sockets, and TV and telephone points. It also provides direct access to a private en-suite shower room.

En-suite shower room

Fully tiled and fitted with a modern suite comprising a double walk-in shower with glass screen and grab rail,



2 bed | £295,000

WC, and a vanity unit with wash hand basin and mirror above. The room also benefits from a towel rail, extractor fan, and emergency pull cord.

Bedroom Two

A good size double bedroom which could also be used as a study or dining room. There are TV and telephone points, fitted carpets, raised electric power sockets and a window to bring in some natural light.

Shower Room

Fully tiled and fitted with a double walk-in shower with glass screen and hand rail, WC; vanity sink and mirror above with shaving light. Electric heated towel rail, extractor fan and emergency pull cord.

Service Charge

- House manager
- Underfloor heating
- Cleaning of communal windows
- Water rates for communal areas and apartments
- Electricity, heating, lighting and power to communal areas
- 24-hour emergency call system
- Upkeep of gardens and grounds
- Repairs and maintenance to the interior and exterior communal areas
- Contingency fund including internal and external redecoration of communal areas
- Buildings insurance

The service charge does not cover external costs such as your Council Tax, electricity or TV. Find out more about service charges please contact your Property Consultant or House Manager.

Service charge: £5,426.66 for the financial year ending 30th September 2026.

Car Parking Permit Scheme

Parking is by allocated space subject to availability. The fee is £250 per annum, permits are available on a first come, first served basis. Please check with the House Manager on site for availability.

Leasehold Information

Lease: 125 years from 1st Jan 2015
Ground rent: £495 per annum
Ground rent review: 1st Jan 2030
Managed by: McCarthy Stone Management Services
It is a condition of purchase that residents must meet the age requirement of 60 years or over.

