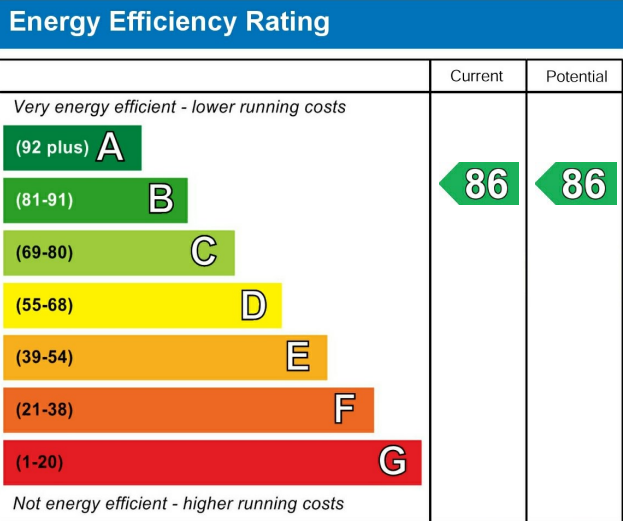


COUNCIL TAX BAND: D



McCARTHY STONE  
RESALES

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McCARTHY STONE  
RESALES

17 SOVEREIGN COURT  
LOW CATTON ROAD, YORK, YO41 1FD



A STUNNING TWO BEDROOM, TWO SHOWER ROOM retirement apartment with WALK OUT BALCONY located on the FIRST FLOOR with CAR PARKING SPACE INCLUDED.

PRICE REDUCTION  
ASKING PRICE £270,000 LEASEHOLD

For further details, please call 0345 556 4104  
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# LOW CATTON ROAD, STAMFORD BRIDGE,

# 2 BEDROOMS £270,000

### SOVEREIGN COURT

Sovereign Court was built by McCarthy & Stone purpose built for retirement living. The development consists of 24 one and two-bedroom retirement apartments for the over 55s. There is a 24-hour emergency call system provided via a personal pendant alarm. The development includes golf club and cycle store and landscaped gardens with seating area. It is a condition of purchase that all residents must meet the age requirements of 55 years.

### LOCAL AREA

Sovereign Court is situated in a sought-after region of East Yorkshire, this popular village offers a range of useful amenities on your doorstep, including a Co-op convenience store, a pharmacy, a doctors surgery and dentist as well as a delightful mix of pubs and restaurants. You can explore numerous walks in the picturesque surrounding countryside, including the White Rose Way. If you are a keen cyclist, Sovereign Court is found alongside Sustrans Route 66 of the National Cycle Network. Sovereign Court is superbly located to enjoy some of Yorkshires most popular and renowned attractions. The nearby A166 provides a direct route to the stunning East Yorkshire Coast and the A64 provides convenient access to vibrant Leeds - packed with chic boutiques, cafes, coffee shops, gastro pubs and highly regarded restaurants. A regular bus service connects Stamford Bridge to York, Dunnington and Pocklington whilst York train station offers regular services to London, Newcastle and Edinburgh.

### ENTRANCE HALL

Front door with spy hole leads to the large entrance hall - the 24-hour Tunstall emergency response is situated in the hall. Illuminated light switches, smoke detector and apartment security door entry system with intercom located in the hall. From the hallway there is a

door to a walk-in storage cupboard housing the Ventaxia system and the electric boiler and second storage cupboard provides an extra storage area as well as the fuse box and the didgital security system. The property benefits from underfloor heating throughout, each room has its own thermostat for temperature control. Doors lead to the lounge, bedrooms and shower room.

### LOUNGE

North west facing lounge with the benefit from a walk on balcony with double patio doors overlooking communal gardens making this room bright and airy. There is ample space for dining, TV and telephone points and four ceiling lights. Fitted carpets, illuminated light switches, with a feature fireplace with electric fire. Leading onto an open plan kitchen.

### KITCHEN

Fully fitted kitchen with a range of modern low and eye level units and drawers with a granite work surface. Stainless steel sink with mono lever tap. Built-in oven, ceramic hob with extractor hood and fitted integrated fridge, freezer, fitted dishwasher, built in microwave, Illuminated light switches and under pelmet lighting.

### UTILITY ROOM

Fittings for a washer and dryer. Illuminated light switches

### MASTER BEDROOM

Bright and spacious bedroom with a walk in wardrobe with plenty of storage space. Illuminated light switches, ceiling lights, TV phone point and fitted carpets. Seperate door leads to an en-suite.

### ENSUITE

Fully tiled and fitted with suite comprising of walk-in shower, WC, vanity unit with sink and illuminated mirror above and heated towel rail.

### BEDROOM TWO

Spacious second bedroom which could be used for dining. Ceiling lights, Illuminated light switches, TV phone point and fitted carpets.

### SHOWER ROOM

Fully tiled and fitted with suite comprising of walk-in shower, WC, vanity unit with sink and illuminated mirror above and heated towel rail.

### SERVICE CHARGE

- 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.

Service charge: £3,557.52 per annum (for financial year end 30/06/2024)

### CAR PARKING

Car parking space allocated with this apartment.

### LEASEHOLD

999 years from 2017

Ground rent: £495 per annum

Ground rent review: Jan 2032

### ADDITIONAL INFORMATION & SERVICES

- Superfast Fibre Broadband available
- Mains water and electricity
- Electric room heating
- Mains drainage

