



# Aviator Court

, York  
YO30 4UZ

£155,000



Located in the popular Aviator Court development, this immaculately presented one-bedroom first-floor apartment offers an ideal first home or investment opportunity. Beautifully maintained and ready to move into, the property benefits from allocated parking and a contemporary, low-maintenance lifestyle. Situated close to Clifton Moor, the apartment enjoys easy access to an abundance of local amenities including supermarkets, restaurants, gyms and leisure facilities, while also being just a short drive from York city centre and offering convenient access to the A64 for travel further afield.

Accessed via a secure communal entrance, stairs lead to the first floor where the apartment opens into the entrance hall and open-plan living space. The living room, kitchen and dining area create a bright and welcoming space, with the kitchen offering a range of modern wall and base units, stylish green subway tiled splashback and generous worktop space. Within the hall area, a dedicated home office space has been thoughtfully created, while in the living area, the decor adds warmth and character to both the dining and sitting spaces.

Leading from the living area is the double bedroom, with space for storage, along with an unexpectedly spacious shower room and storage cupboard completing the accommodation.

An allocated parking space is conveniently located close to entrance of this delightful apartment, and a viewing is highly recommended.

Leasehold  
Length of lease- 189 years remaining  
Ground rent - £294 per annum  
Ground rent review period- Fixed  
Service Charge- £1,236 per annum

Council Tax Band- A

