



# Joseph Terry Grove , York YO23 1FP

£300,000



A beautifully presented ground floor apartment situated within this exclusive development just off Bishopthorpe Road, offering spacious and modern living in one of York's most sought-after residential areas.

Located within walking distance of the vibrant Bishy Road shops, the Knavesmire and York city centre, this apartment also benefits from allocated parking and well-maintained communal grounds. An ideal home for professionals, downsizers or those seeking a convenient and low-maintenance city base.

The property opens into a central hallway with a useful storage cupboard, providing a practical and welcoming entrance. Off the hallway lies a contemporary family bathroom, finished to a high standard and featuring a stylish walk-in shower and modern fittings.

There are two well-proportioned double bedrooms, including a generous principal suite with its own private dressing room, complete with fitted wardrobes, and an elegant en-suite bathroom. The second bedroom also offers ample space and natural light, ideal for guests or flexible use.

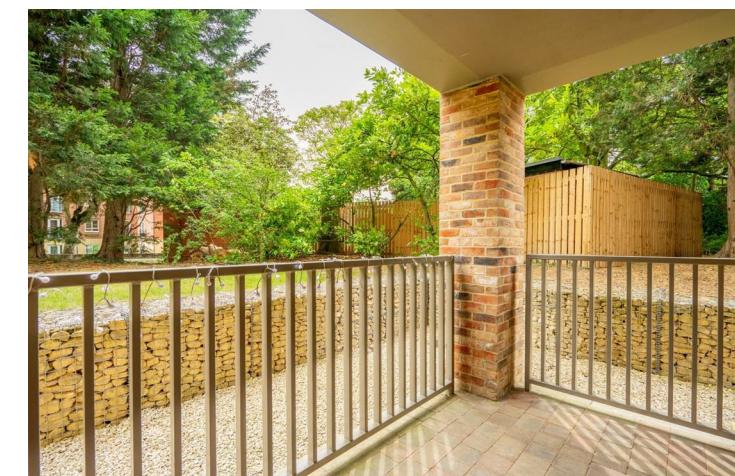
The heart of the home is a large, light-filled living room with space for both lounging and dining, and direct access onto a private balcony, perfect for morning coffee or evening relaxation. The adjacent kitchen is fitted with a range of sleek, modern units and integrated appliances, providing both style and functionality.

Externally the property benefits from a balcony and an allocated parking space, visitor parking is available on site for residents.

Leasehold  
Length of lease- 994 years remaining  
Ground rent - £250 per annum  
Ground rent review period- Fixed  
Service Charge- £1968 per annum

Council Tax Band - E

\*\*\*£5000 ALLOWANCE TOWARDS DEPOSIT\*\*\*





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Leasehold  
Council Tax Band - E

- Luxury Apartment
- Ground Floor
- Two Double Bedrooms
- Two Bathrooms
- Allocated Parking
- Sought After Location
- EPC B

GROUND FLOOR  
878 sq.ft. (81.6 sq.m.) approx.



TOTAL FLOOR AREA : 878 sq.ft. (81.6 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If indicated the outer perimeter will form part of the overall boundary. No responsibility is accepted for any errors or omissions. The floorplan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability.  
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