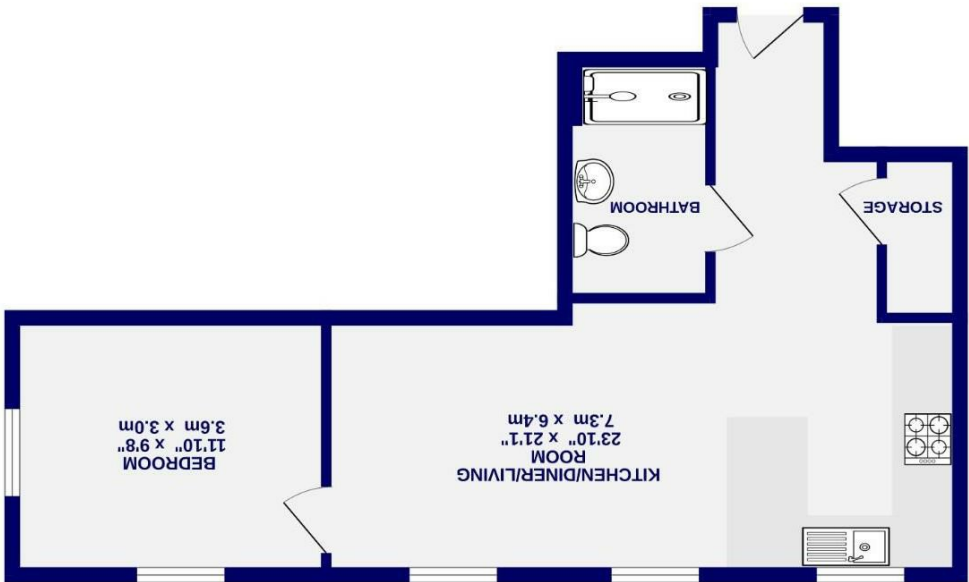




Aviator Court Clifton Moor, York YO30 4UZ

Leasehold
Council Tax Band - A

- First Floor Apartment
- One Double Bedroom
- Three Piece Shower Room
- Popular Residential Development
- Allocated Parking
- Convenient Location
- Ideal First Home
- EPC D



GROUND FLOOR
480 sq.ft. (44.5 sq.m.) approx.

TOTAL FLOOR AREA: 480 sq. ft. (44.5 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other areas are approximate. It is advised to take the measurements with you at the time of the viewing.
Floor area and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as a guide only. The actual layout, fixtures, fittings and appliances shown have not been visited by any independent purchaser. The works, systems and appliances shown have not been visited by any independent purchaser. The works, systems and appliances shown have not been visited by any independent purchaser. The works, systems and appliances shown have not been visited by any independent purchaser.

These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

Aviator Court
Clifton Moor, York
YO30 4UZ

£160,000



Situated within the popular Aviator Court development, this well-presented one-bedroom apartment is located on the first floor and offers modern, ready-to-move-into accommodation with the added benefit of an allocated parking space.

Accessed via a secure communal entrance, the apartment opens into a welcoming hallway leading into the spacious open-plan living area. This versatile space includes a bright and airy lounge, dining area, and a modern kitchen fitted with a range of contemporary wall and base units, complemented by generous worktop space. The property includes a fridge freezer, washer/dryer and dishwasher. The open plan living area offers ample storage with a convenient cupboard space, with built in shelves. Multiple windows allow natural light to pour in, creating a warm and inviting atmosphere.

The property also features a comfortable double bedroom and a generous three-piece shower room, finished to a good standard.

Externally, residents can enjoy well-maintained communal grounds, while the apartment comes with its own designated parking space. The location offers convenient access to local amenities, including shops, eateries, and gyms, as well as excellent transport links to York City Centre via regular bus routes.

Please note that the ground rent and service charge has been paid for the year.

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- A

