

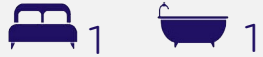


The Village

York

YO32 2HY

Offers Over £100,000



A rare opportunity to acquire a one bedroom apartment in this popular 'Over 60's' development, Ashgrove is situated within The Village, Haxby. Within walking distance to a variety of local amenities, such as Sainsbury's, GP's, dentists and bus commuter links to York city centre, this property is ideally placed and is offered with no onward chain.

Positioned on the ground floor and within easy reach of the social communal areas, this apartment comprises; an entrance hallway with storage cupboard, a spacious reception area which leads through to the generous kitchen. Fitted with multiple wall and base units, the kitchen offers plenty of storage and worktop space, along with some space for additional white goods. The rest of the property offers one double bedroom, fitted with built in storage, and an updated shower room with the added benefit of new electric heaters, shower unit, water heating system and fuse board.

Ashgrove offers a variety of communal areas within the development, including a laundry room, storage rooms, community lounge and community kitchen. It is part warden controlled for added convenience for the residents. Depending on availability, there is the option to reserve a permanent parking space when purchasing the property.

The apartment is equipped with an emergency call system. When activated during the Development Manager's working hours, the call is directed to them. Outside of these hours, it is routed to Appello Careline, who are available to handle both emergency and non-emergency situations.

Offered with no onward chain, viewing is highly recommended.

Leasehold
Length of lease- 125 years from 1 August 1987
Ground rent £30 per annum
Service charge £3,500 per annum

Council Tax Band - A

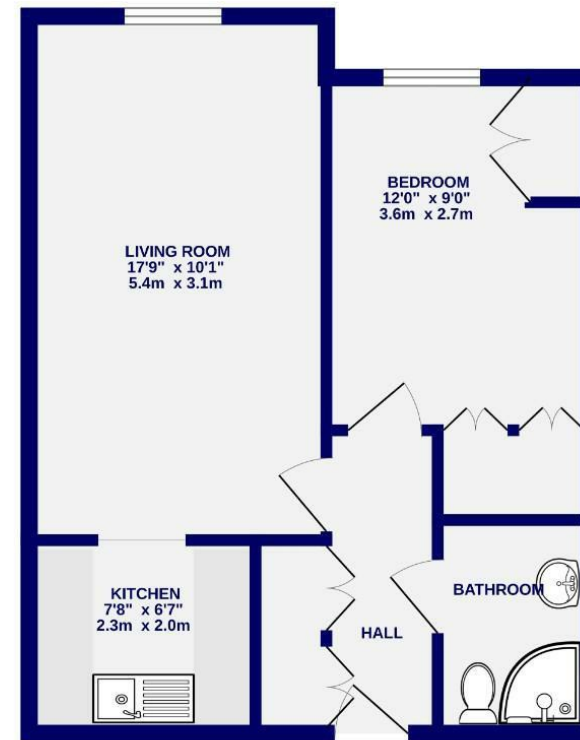




The Village , York YO32 2HY

Leasehold
Council Tax Band - A

- Ground Floor Apartment
- One Bedrooms
- Fitted Bedroom Storage
- South Facing Aspect
- Popular Over 60's Development
- Near Social Communal Spaces
- Offered With No Onward Chain
- EPC - C



TOTAL FLOOR AREA: 445 sq.ft. (41.3 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. It is included in the plan the proportions will form part of the overall 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 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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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 as a guide 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.