



# Hansom Place , York YO31 8FQ

£180,000



A well presented and spacious ground floor apartment set within this popular over fifty fives development just off Wigginton Road. The location offers excellent access to local shops, transport links, Bowls Park, York Hospital and the city centre.

The apartment is beautifully light throughout and has been updated with a new fitted kitchen and a recently installed shower room. Residents benefit from a range of communal facilities including a sitting room, laundry room, guest bedrooms, storage rooms and well kept grounds, with allocated parking available on request.

Positioned close to the main entrance within a secure communal hall, the accommodation includes an entrance hallway with two generous storage cupboards, a bright living and dining room with a large picture window and an attractive new kitchen offering ample storage. There is a double bedroom with fitted wardrobes, a further single bedroom and a modern shower room. The property also features electric heating and UPVC double glazing.

The development enjoys beautifully maintained gardens with lawns, mature planting and a number of seating areas for residents to enjoy.

A well located, easy to maintain home within a friendly retirement community, offered in excellent order throughout. Early viewing is advised.

Length of lease- 88 years

Ground rent - £333.80 per annum

Service Charge- £1,200.26 per annum

Council Tax Band B



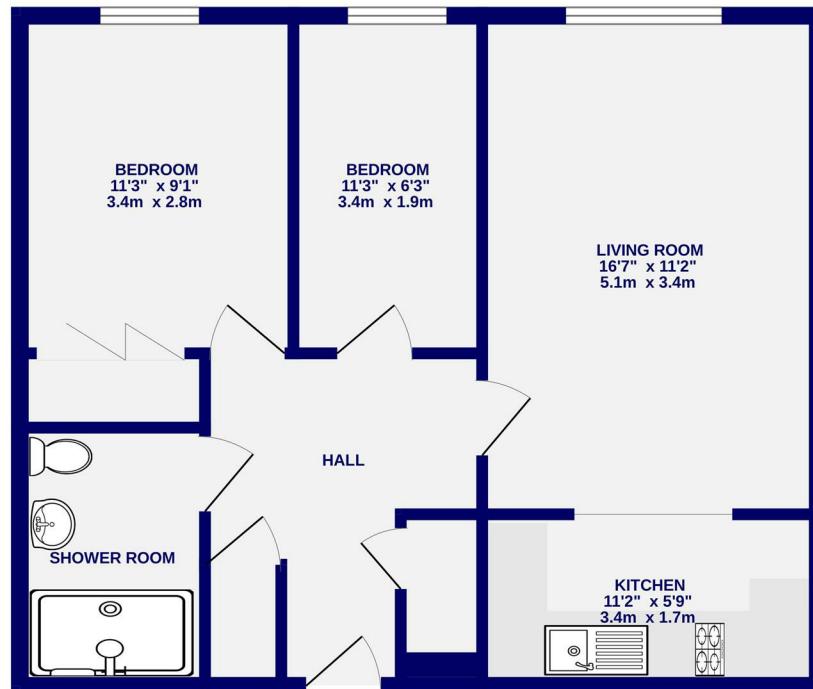


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Leasehold  
Council Tax Band - B

- Ground Floor Apartment
- Two Bedrooms
- Over 55's Development
- Modern Kitchen And Bathroom
- No Onward Chain
- Wonderful Community
- EPC TBC

GROUND FLOOR  
591 sq.ft. (54.9 sq.m.) approx.



TOTAL FLOOR AREA : 591 sq.ft. (54.9 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 included in the plan the garage/stores will form part of the overall floor area. The floor area is not taken into account in the garage/stores. The floor 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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