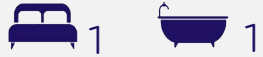




Stephenson Court Leeman Road, York YO26 6AU

£150,000



Located in the central position of Leeman Road, within walking distance of York City Centre, the train station, and the scenic riverside walks, is this well-presented one-bedroom ground floor apartment. Ideal for first-time buyers, the property is well maintained throughout and offers an equally excellent opportunity for investors.

Accessed via a secure communal entrance, the apartment features a welcoming entrance hall that leads into a bright and open-plan kitchen, living, and dining area. Large French doors open onto a private, low-maintenance courtyard, designed with gravel flooring for ease. The kitchen is fitted with a range of shaker-style wall and base units, providing ample storage, along with integrated appliances and generous worktop space.

The double bedroom includes built-in wardrobes and enjoys views over the courtyard. The accommodation is completed by a modern three-piece bathroom and a deep storage cupboard, providing practical additional space. This apartment represents a fantastic opportunity and early viewing is highly recommended.

Leasehold
Length of lease- 106 years remaining
Ground rent - £226.82 per annum
Ground rent review period- Fixed
Service Charge- £1,747.70 annum

Council Tax Band- A



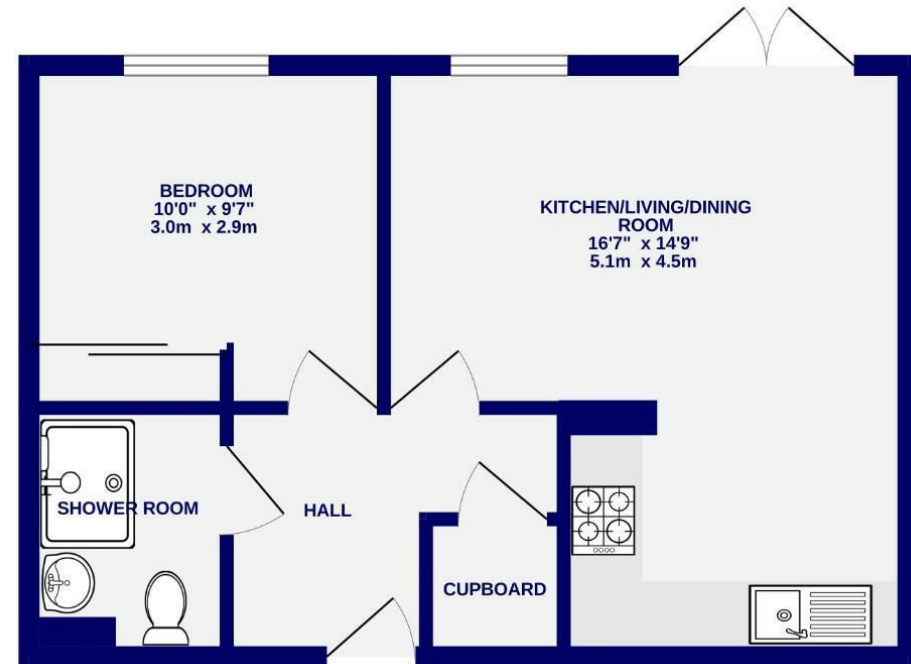


Stephenson Court Leeman Road, York YO26 6AU

Leasehold
Council Tax Band - A

- Ground Floor Apartment
- Private Enclosed Courtyard
- One Double Bedroom
- Central Location
- Popular Development
- Ready To Move Into
- Ideal First Home or Investment
- EPC - TBC

GROUND FLOOR
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA : 406 sq.ft. (37.7 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 garages/sheds 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.