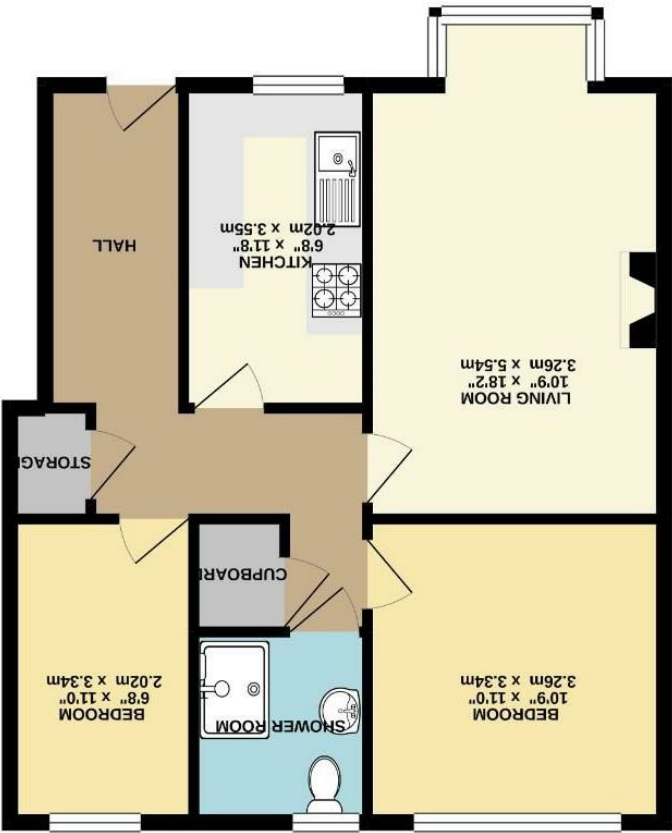


Important notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

While every attempt has been made to ensure the accuracy of the floor plan contained herein, measurements of doors, windows, rooms and any other areas are approximate and no responsibility is taken for any error or omission or misstatement. This plan is for illustrative purposes only and should be used as a guide only. The floor plan is not a legal document and should not be relied upon for any legal purpose. The floor plan is not a legal document and should not be relied upon for any legal purpose. The floor plan is not a legal document and should not be relied upon for any legal purpose.

Energy Efficiency Rating		
<p>A (92 plus) B (81-91) C (69-80) D (55-68) E (39-54) F (21-38) G (1-20)</p>	Very energy efficient - lower running costs	Not energy efficient - higher running costs
	EU Directive 2002/91/EC	
	England & Wales	
	Current	Potential
	65	72



GROUND FLOOR
628 sq.ft. (58.4 sq.m.) approx.



1 Sandacre Court, York
50% Shared Ownership £75,000



Ashtons



Description

A rare opportunity to purchase a two bedroom ground floor apartment, within a small select Joseph Rowntree Development.

This retirement apartment comprises of an entrance hall, open plan lounge/diner, and a fitted kitchen. To the rear of the internal accommodation there are two bedrooms, a shower room and ample storage throughout.

Sandacre Court lies approximately one mile to the West of the York City Centre, within the development is a communal room and a remote warden call facility. The property is eligible for purchasers over 55 years of age, and is owned on a 50% shared ownership basis. Viewing is highly recommended.