



Clementhorpe Court
Clementhorpe, York
YO23 1AN

70% Shared ownership

£150,000
2 1

Set just off the ever-popular Bishopthorpe Road, this spacious first-floor apartment forms part of an exclusive purpose-built development for the over 55s. Available on a 70% shared ownership basis with no ground rent and no onward chain, it's a genuinely appealing opportunity for those looking to downsize into low-maintenance city living within a welcoming community.

The setting is peaceful yet convenient, just a short walk from Bishopthorpe Road's excellent range of independent shops and cafes, as well as York city centre and the railway station.

Accessed via a private front door and entrance lobby, stairs lead up to the main living space, where a reception landing opens into a bright and generous living room. A wide south-facing window floods the room with natural light, and new flooring has been fitted throughout the apartment, while double sliding doors lead through to the fitted kitchen, offering a range of modern units and space for freestanding appliances.

The apartment offers two bedrooms, one double, one single along with a large walk-in storage cupboard and a contemporary wet-room style shower room, designed with easy access in mind.

To the rear of the building, a beautifully maintained communal garden offers a patio, lawn and seating areas beneath a mature tree, while two residents' car parks provide ample off-street parking for the development.

Mains services and warm air heating are fitted throughout. With its ideal location, generous layout and the benefit of no onward chain, this is a fantastic opportunity within a sought-after community setting.

Leasehold

Length of lease- 81 years remaining. JRHT solicitor has agreed to a regrant of the lease, pending a lease valuation.
Ground rent- £0
Service charge- £1,653.12

70% Shared Ownership

Council Tax Band- A

* Please note a selection of rooms have been dressed using AI for illustrative purposes.*

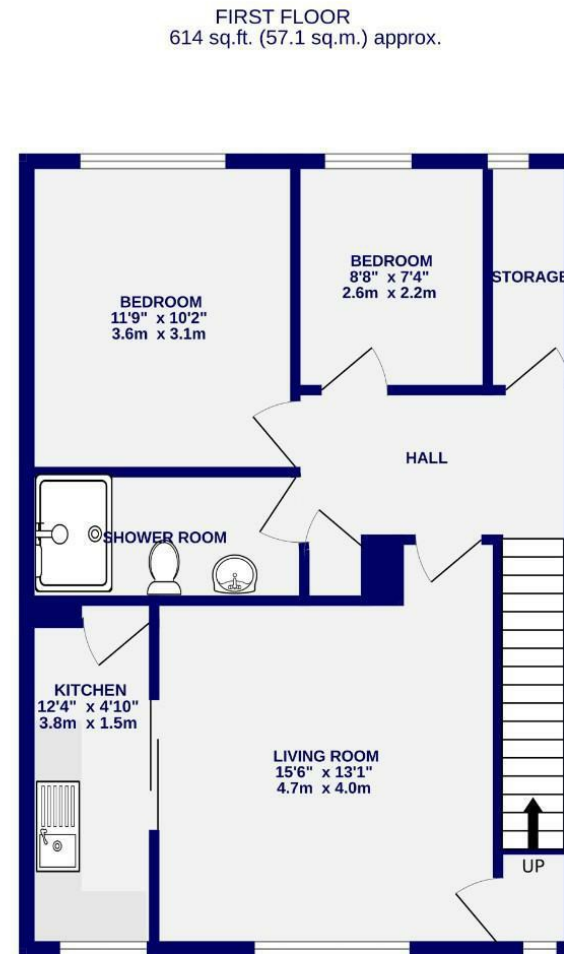




Clementhorpe Court Clementhorpe, York YO23 1AN

Leasehold
Council Tax Band - A

- No Onward Chain
- 70% Shared Ownership
- Two Bedroom First Floor Apartment
- Over 55's Development
- Great Location
- EPC TBC



TOTAL FLOOR AREA : 614 sq.ft. (57.1 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/storeroom 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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Important notice: In accordance with the Property Misdescription 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 parts 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, floorplans 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.