

property on behalf of the vendor.

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 particulars montance 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 contestness of each of the areas particulars. No person in the employment of Ashtons has any authority to make or give any representants or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the astatements contestness of each of the

- EbC B
- Third Floor
- Electric Charger Points
 - Communal Parking
 - Lift To All Floors
 - No Onward Chain
- 75% Shared Ownership
 - Modern Apartment

Leasehold A - bneS xeT lionuo D

YO32 4DZ New Earswick, York







Haxby Road New Earswick, York YO32 4DZ

75% Shared Ownership f125 000







136 Unwin Court is a well-presented one bedroom second-floor apartment, available on a 75% shared ownership basis, within this exclusive and highly sought-after development for the over 55s. Built just a few years ago and set within beautifully landscaped communal grounds, the property enjoys a peaceful position with lovely open views and excellent natural light throughout.

Accessed via a secure communal entrance with intercom system and lift access to all floors, the apartment offers a generous entrance hall with space for furniture and storage. The living space is bright and inviting, with large windows and an open plan layout incorporating a modern shaker-style kitchen with ample worktops, integrated appliances and room for further white goods.

The double bedroom is well-proportioned, benefiting from full-height windows that enhance the sense of space and light. A contemporary wet room completes the accommodation, featuring stylish wall tiling, walk-in shower and grab rails for added comfort and support.

Located in a convenient spot close to New Earswick amenities, with regular bus links to Haxby, Wigginton and York city centre, this eco-conscious development also benefits from a communal biomass heating system helping to reduce utility costs. Rarely available and ideal for those looking for secure, manageable living in a welcoming community, this is an excellent opportunity.

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Length of lease- 120 years remaining Total monthly charges including rent/service charge and ground rent- £462.36

Council Tax Band- A



















