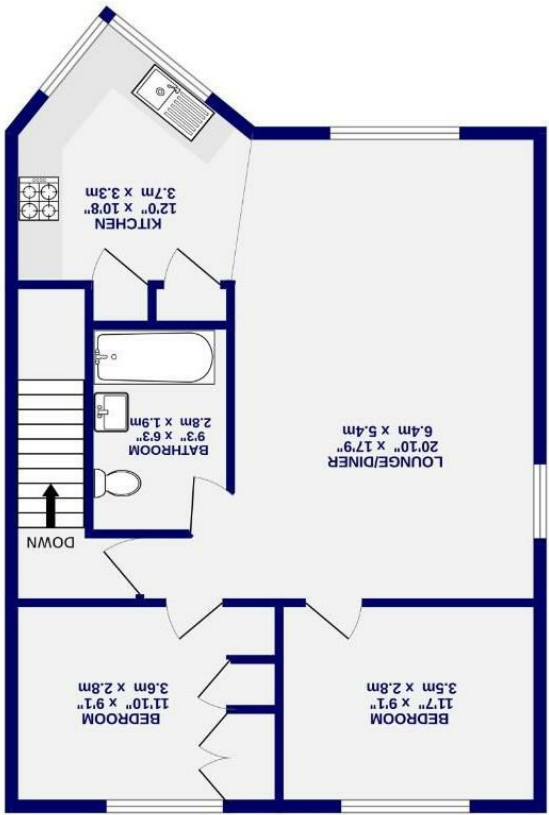


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While every effort has been made to ensure the accuracy of the floor plan, the dimensions of rooms and any other details are approximate. It is advised that the purchaser should verify the dimensions of rooms and any other details by inspection or 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.



1ST FLOOR
729 sq.ft. (67.8 sq.m.) approx.

- EPC- C
- Ideal First Home
- Two Parking Spaces
- Modern Design Throughout
- Open Plan Kitchen Living Diner
- Two Double Bedrooms
- Private Ground Floor Entrance
- First Floor Apartment

Leasehold
Council Tax Band - C

Marsden Park Clifton Moor, York YO30 4WX



Marsden Park
Clifton Moor, York
YO30 4WX

£200,000



Located within the popular development of Marsden Park, which is positioned within Clifton Moor, is this beautifully presented two bedroom apartment located on the first floor with a private ground floor entrance. Situated just north of York city centre, this apartment benefits from a huge range of local amenities including a variety of shops, eateries, gyms and fantastic commuter connections to the city and train station.

With access into the building through a secure communal entrance and through the apartment door on the ground floor, stairs lead up to the first floor landing. Bright and airy open plan living is the key feature of this property as the kitchen living diner benefits from windows across multiple aspects allowing light to flood through. The reception space is generous enough in size to allow for plenty of furniture. The kitchen is of a unique layout and is occupies the triangular window. There is an abundance of storage available within this kitchen forming partly from the wall and base units but also from convenient storage cupboards. All appliances are integrated within the space. Unlike most apartments within the vicinity, this home benefits from gas central heating.

The internal accommodation is completed by two lovely double bedrooms and an immaculately presented three piece bathroom.

Externally are two parking spaces, communal gardens to enjoy by all residents and a storage room.

In summary a wonderful apartment that could be a brilliant first home for the next owner. Early viewing is highly recommended.

Leasehold
Length of lease 244 years
Ground rent £0
Ground rent review period N/A
Service charge £500 per annum
Service charge review period N/A
Council Tax Band- C

