



Ashtons

Stephenson Court, Off Leeman Road, York, YO26 6AU

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SSTC OFF MARKET

We are pleased to offer the freehold interest in this modern residential investment development situated just off Leeman Road, close to York Railway Station and the city centre. Constructed by Yorvik Homes in 2006, Stephenson Court is a well regarded and popular development comprising eight self contained apartments together with five allocated parking spaces.

The building consists of six one bedroom apartments and two two bedroom apartments, all currently fully let on individual Assured Periodic Tenancies producing a strong annual income of £95,820 per annum.

The apartments are well presented throughout and benefit from modern layouts, attractive rental demand and a highly convenient location for access to York city centre, railway station and the surrounding road network. The development offers an excellent opportunity for investors seeking a fully income producing residential asset within one of York's most consistently popular rental locations.

Current Schedule of Income:

- Apartment 15 – One Bedroom Ground Floor Apartment – No Parking – £995 PCM
- Apartment 16 – One Bedroom Ground Floor Apartment – With Parking – £1,050 PCM
- Apartment 17 – One Bedroom Ground Floor Apartment – With Parking – £1,050 PCM
- Apartment 18 – One Bedroom First Floor Apartment – No Parking – £995 PCM
- Apartment 19 – Two Bedroom First Floor Apartment – With Parking – £1,050 PCM
- Apartment 20 – One Bedroom First Floor Apartment – With Parking – £925 PCM
- Apartment 21 – One Bedroom Second Floor Apartment – No Parking – £950 PCM
- Apartment 22 – Two Bedroom Second Floor Apartment – With Parking – £970 PCM

Total Monthly Income: £7,985
Total Annual Income: £95,820

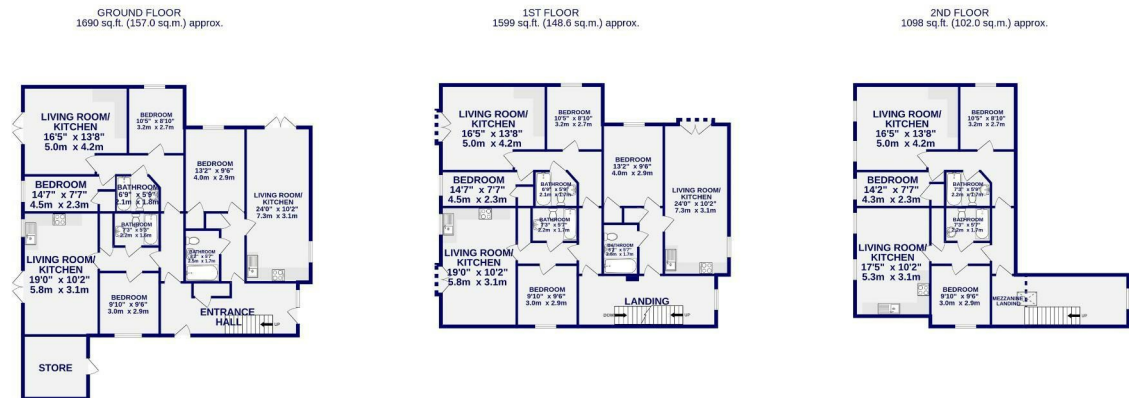




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Freehold
Council Tax Band -

- Modern Residential Apartment Block
- 8 Individual Units
- 6 x One bedroom, 2 x two bedroom
- Five Car Parking Spaces
- Close to City Centre
- Freehold Investment



TOTAL FLOOR AREA: 4386 sq.ft. (407.5 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/loftes 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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