

West Grange Court Bootham, York

YO30 6AP

£240,000



This immaculately presented two-bedroom first-floor apartment is set within a charming development, tucked away in a peaceful setting, yet just a short walk along Bootham to the heart of York city centre and the train station. The location also offers excellent access to local amenities, a variety of restaurants and bars, highly regarded schools, and the outer ring road, making it ideal for a wide range of buyers.

Beautifully presented throughout, this turnkey home has been fully refurbished to a high standard, including a brand-new kitchen and bathroom, new carpets, and complete redecoration. Ready for immediate occupation, the apartment offers stylish, modern living with a fresh and neutral décor throughout.

The accommodation comprises an entrance hall leading into an impressive, light and airy reception room, enhanced by two large windows that flood the space with natural light. There is ample room for both seating and dining areas, as well as a perfect spot for reading or relaxing. The newly fitted kitchen features a sleek range of contemporary gloss grey units, complemented by brand-new integrated appliances, all unused and ready for the next owner.

The principal bedroom is generously sized, offering plenty of space for wardrobes and a dressing area. The second bedroom is versatile and would make an ideal guest room, home office, or nursery. The bathroom has also been finished to a high standard, featuring a modern suite with a shower over the bath, marble-effect wall tiling, and matching basin and WC units.

Externally, the apartment is set within beautifully maintained communal grounds and benefits from allocated parking, a secure communal cycle store, and additional visitor parking. A viewing is essential to fully appreciate the quality of finish, the peaceful setting, and the highly desirable location on offer.

Leasehold

102 years remaining

Ground rent - £100 per annum

Ground rent review period- Fixed

Service Charge- £1,421.64 per annum

