

- Lovely Ground Floor Apartment
- Two Bedrooms
- Immaculately Presented
- Modern Kitchen
- Contemporary Bathroom
- Sougght After 60's Develop
- On Site Parking
- Front Patio
- Communal Gardens
- EPC C

Leasehold Council Tax Band - B

Mistrail Court, York, YO31 8FE

The floor plan illustrates a house layout with the following dimensions and features:

- LIVING ROOM:** 4.2m x 3.8m (13'9" x 12'6")
- KITCHEN:** 4.2m x 2.3m (13'9" x 7'7")
- KITCHENETTE:** 13.9m x 7.7m
- STORAGE:** (Not explicitly labeled with dimensions)
- BEDROOM:** 3.2m x 2.9m (10'7" x 9'7")
- BEDROOM:** 3.2m x 2.9m (10'7" x 9'7")
- BATHROOM:** (Not explicitly labeled with dimensions)
- SUNROOM:** (Indicated by a dashed line)

The plan also includes a staircase and various doorways throughout the layout.

GROUND FLOOR 534 sq. ft. (49.6 sq.m.) approx.



Mistral Court
, York
YO31 8FF

75% Shared Ownership
£140 000



Set within the desirable Mistral Court development to the east of York, this lovely ground floor apartment forms part of a peaceful, leafy community designed exclusively for the over-60s. Nestled away in a quiet corner of this well-regarded development, the property offers a sense of calm and privacy, while remaining within easy reach of local amenities and transport links into the city centre. Available to purchase 75% shared ownership, this is a wonderful opportunity for those seeking a well-kept home within a welcoming and sociable setting.

Immaculate and well maintained, the apartment is accessed via its own private entrance with coat and shoe storage space. The bright and spacious living room is filled with natural light, offering a relaxing space to unwind, the marble fire place adds to the ambience.

At the rear of the apartment are two bedrooms, one generous double with built-in wardrobes and a second is a single bedroom, perfect for guests or use as a home office or hobby room. The sleek modern bathroom is fitted with a three-piece suite including a bath with overhead shower and contemporary vanity sink unit.

Just off the hallway and to the front of the property is a practical and modern kitchen with a range of fitted wall and base units, the complimenting worktop offers ample space for culinary delights and food preparation.

To the front of the property is a patio area to relax and unwind.

Residents benefit from beautifully maintained communal gardens, a shared lounge where regular social events take place, and on site parking for both residents and visitors.

An early viewing is essential and encouraged to appreciate the lifestyle and comfort on offer and the location.

Leasehold

Length of lease- 53 years remaining

Ground rent & Service charge- £158.40 per calendar month

Council Tax Band - B

