



Sturdee Grove

York

YO31 8FD

25% Shared Ownership

£46,250



A well-presented first-floor apartment positioned to the east of York, set within the highly regarded Sturdee Grove, a peaceful and leafy over-55s retirement development. Tucked away in a quiet setting, the development offers a strong sense of privacy while remaining conveniently placed for York city centre and a range of local amenities.

Available on a 100% ownership basis, the property presents an excellent opportunity to enjoy life within a friendly, well-maintained community. The apartment has been lovingly cared for and is presented in good order throughout.

The accommodation is accessed via a private entrance with stairs leading to the first floor. A central hallway opens into a bright and spacious reception room, filled with natural light. The adjoining kitchen is fitted with a range of wall and base units, with space for freestanding appliances and a useful service hatch through to the dining area. To the rear of the apartment are two bedrooms, including a generous double and a second room which would suit use as a guest bedroom or study. An updated three-piece shower room, completes the internal accommodation.

Externally, residents benefit from beautifully maintained communal gardens, a social lounge hosting regular events and on-site parking. Offered for sale with no forward chain, this lovely apartment is well worth an early viewing.

Leasehold

61 years remaining

£198.53 Rent pcm

£134.64 Service Charge (includes buildings insurance) pcm

Council Tax Band- B



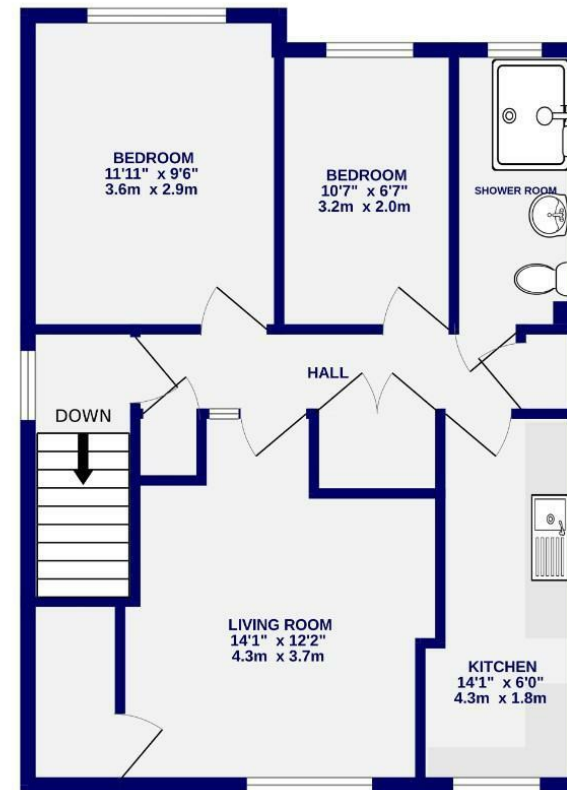


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Leasehold
Council Tax Band - B

- First Floor Apartment
- Two Double Bedrooms
- Lovely Communal Spaces
- Ideal Location For CC & Train Station
- Private Entrance
- Well Presented Throughout
- No Onward Chain
- EPC TBC

FIRST FLOOR
591 sq.ft. (54.9 sq.m.) approx.



TOTAL FLOOR AREA: 591 sq.ft. (54.9 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. It is included in the plan the garage/porch 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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