Ashtons

Phoenix Boulevard, Leeman Road, York, YO26 4WX

£230,000

2 2

- No Onward Chain
- Immaculate, Two Double Bedroom Loft Apartment
- Two Modern BathroomsPopular Residential Development
- Allocated Parking
- Contemporary Decor Throughout
- Popular Residential Development

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Located within the highly desirable Phoenix Boulevard development, just a short walk from York train station and the historic city centre, this immaculately presented loft apartment is a real gem. Offering generous living space and a sleek, contemporary finish throughout, it is likely to appeal to both first-time buyers and investors alike. Offered with no onward chain, it is ready for immediate occupation.

Accessed via a secure communal entrance, the property opens into a spacious hallway leading through to a bright and airy open-plan kitchen, living and dining area. Windows to multiple aspects allow natural light to flood the space, creating a welcoming feel. The kitchen is fitted with a range of shaker-style units providing good storage and worktop space, along with a Belfast sink, integrated appliances and a freestanding cooker.

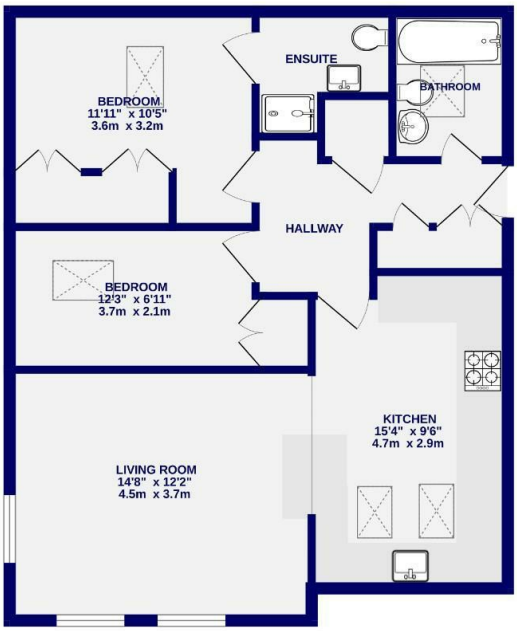
There are two well-proportioned bedrooms, both benefitting from skylights and built-in storage. The principal bedroom also enjoys the added benefit of a shower en-suite. A three-piece bathroom and a useful deep storage cupboard off the hallway complete the internal accommodation.

Externally, residents have access to well-maintained communal gardens and designated parking. A beautifully presented home in a superb location, early viewing is highly recommended.

Leasehold
Length of lease- 124 years remaining
Ground rent - £125.00 per annum (fixed)
Service Charge- £1,501.30 per annum

Council Tax Band- C

THIRD FLOOR
698 sq.ft. (64.9 sq.m.) approx.



TOTAL FLOOR AREA : 698 sq.ft. (64.9 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. If included in the plan the garage/stores 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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