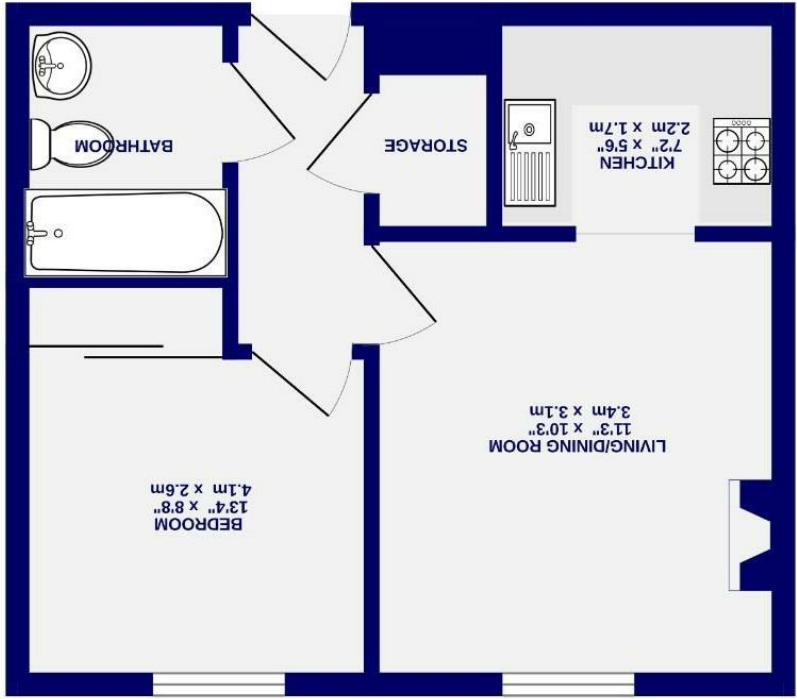


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

What every agent has been made to ensure the accuracy of the contents, measurements of rooms and any other areas and dimensions, if related to the plan the measurements will form part of the contract. This plan is for illustrative purposes only and should be used as a guide only. The purchaser should satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.



SECOND FLOOR  
313 sq.ft. (29.0 sq.m.) approx.

- Over 55's Development
- One Bedroom
- Modern Kitchen & Bathroom
- Parking On Site
- Communal Lounges
- Close To City Centre
- Ready To Move Into
- Council Tax Band - A
- EPC - C

Leasehold  
Council Tax Band - A

# Langley House York YO31 7TR Dodsworth Avenue,





Langley House  
Dodsworth Avenue, York  
YO31 7TR

£85,000



Located to the east of York, this spacious one bedroom second floor retirement apartment (for over 55's) is ideally positioned for access to the City centre and varied local amenities.

The property has been upgraded and well maintained, and the accommodation briefly comprises; entrance hallway, a good sized reception room with open access to a modern fitted kitchen, double bedroom and an updated modern shower room.

Within the development is a communal lounge and launderette, as well as surrounding gardens and allocated parking on a first come, first served basis. Langley House is partly warden controlled.

The property is offered for sale with no forward chain, early viewing is essential.

Leasehold  
Length of lease- 60 years remaining  
Ground rent - £484 p/a  
Service Charge- £1,596 p/a

Council Tax Band- A

