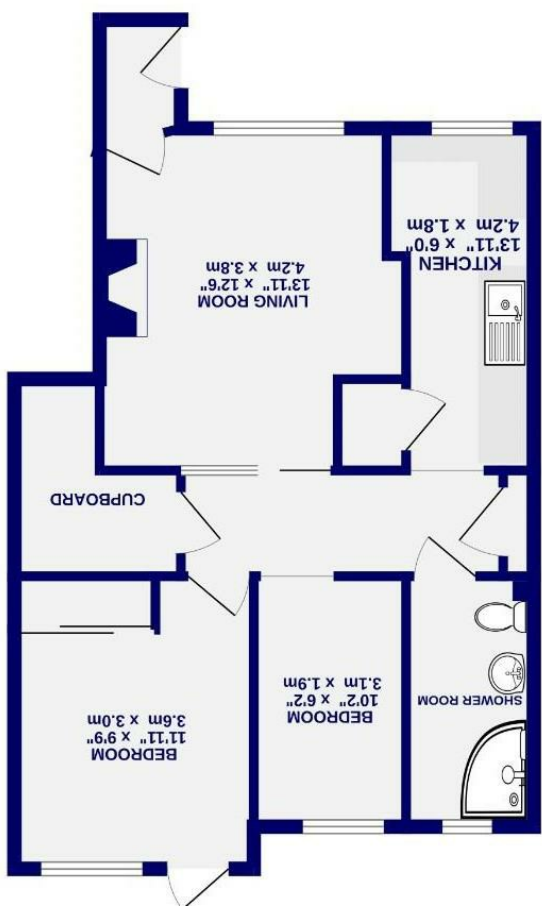


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, 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.

TOTAL FLOOR AREA: 597 sq ft. (55.5 sq m.) approx.  
 While every attempt has been made to ensure the accuracy of the layout, measurements of rooms and any other areas and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such for any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is given as to their operability. Made with Keyplan 6/2/22



- EPC D
- No Onward Chain
- Close To CC
- On Site Parking
- Popular Residential Development
- Fitted Shower Room
- Two Bedrooms
- Ground Floor Apartment

Leasehold  
 Council Tax Band - B

# Sturdee Grove, York YO31 8FD



Sturdee Grove  
Huntington, York  
YO31 8FD

75% Shared Ownership  
£130 000



\* Shared ownership retirement property for the over 55's \*

Located in the popular residential area of Huntington, within walking distance of York City Centre, the train station and York District Hospital, is this well-presented ground floor apartment offered on a shared ownership basis. With a 75% share available, this property could make an ideal retirement home or downsize option.

Accessed via a private front door, the apartment features a spacious living room to the front, leading through to an internal hallway. Off the hall lies a fitted kitchen offering a range of wall and base units, providing ample storage and worktop space. There are also two well-proportioned bedrooms, a modern three-piece shower room, and a deceptively large storage cupboard.

Externally, residents enjoy access to well-maintained communal gardens and parking on a first-come, first-served basis. Offered with no onward chain, early viewing is highly recommended.

Leasehold  
Length of lease- New 60 year lease to be issued on completion of sale  
No rent payable at 75% ownership  
Ground rent - £0  
Service Charge- £134.64 per calendar month

Council Tax Band- B

