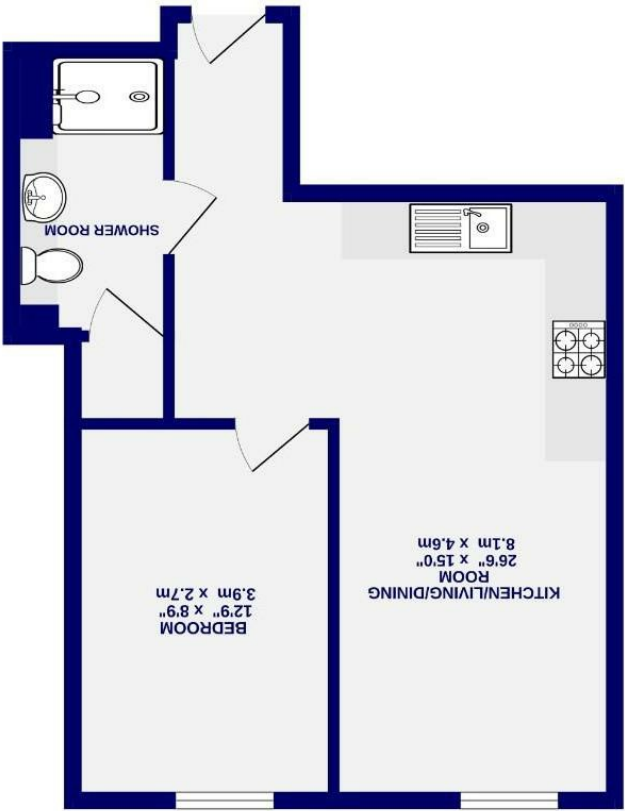




Aviator Court , York YO30 4UZ

Leasehold
Council Tax Band - A

- Ideal First Home & Investment Opportunity
- Immaculately Presented, First Floor Apartment
- Allocated Parking Space
- Stylish Open Plan Living Space
- Modern Kitchen With Stylish Splashback
- Close To Clifton Moor Amenities
- EPC C



FIRST FLOOR
430 sq.ft. (40.0 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other areas and no responsibility is taken for any error, omission or misstatement. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The accuracy, systems and appliances shown have not been tested and no guarantee as to their operability. Made with Metropix.co.uk

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. Please note that some images may have been edited with the use of AI. We are legally required to carry out AML checks for all purchasers, sellers and giftors, which become mandatory once an offer has been accepted. There is a non-refundable fee of £30 + VAT per purchaser and per giftor for these checks.

Aviator Court
, York
YO30 4UZ

£155,000



Located in the popular Aviator Court development, this immaculately presented one-bedroom first-floor apartment offers an ideal first home or investment opportunity. Beautifully maintained and ready to move into, the property benefits from allocated parking and a contemporary, low-maintenance lifestyle. Situated close to Clifton Moor, the apartment enjoys easy access to an abundance of local amenities including supermarkets, restaurants, gyms and leisure facilities, while also being just a short drive from York city centre and offering convenient access to the A64 for travel further afield.

Accessed via a secure communal entrance, stairs lead to the first floor where the apartment opens into the entrance hall and open-plan living space. The living room, kitchen and dining area create a bright and welcoming space, with the kitchen offering a range of modern wall and base units, stylish green subway tiled splashback and generous worktop space. Within the hall area, a dedicated home office space has been thoughtfully created, while in the living area, the decor adds warmth and character to both the dining and sitting spaces.

Leading from the living area is the double bedroom, with space for storage, along with an unexpectedly spacious shower room and storage cupboard completing the accommodation.

An allocated parking space is conveniently located close to entrance of this delightful apartment, and a viewing is highly recommended.

Leasehold
Length of lease- 189 years remaining
Ground rent - £294 per annum
Ground rent review period- Fixed
Service Charge- £1,236 per annum

Council Tax Band- A

