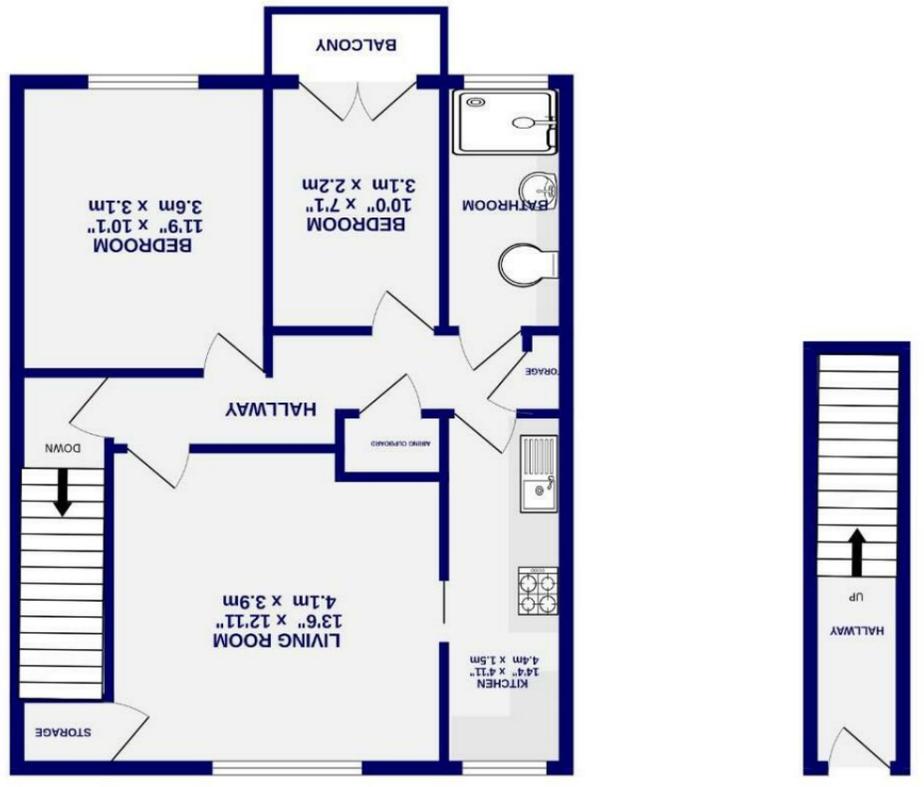


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services,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

Heslington Court Heslington, York YO10 5EX

- Leasehold
- Council Tax Band - B
- Over 55's Development
- Own Front Door
- First Floor Apartment
- 70% Shared ownership - no rent to pay on 30% share from JRRH
- Communal Gardens
- Sought After Location
- EPC D



GROUND FLOOR 63 sq ft (5.8 sq m) approx.
FIRST FLOOR 522 sq ft (48.1 sq m) approx.
TOTAL FLOOR AREA - 676 sq ft (62.8 sq m) approx.



Heslington Court
Heslington, York
YO10 5EX

70% Shared ownership
£150 000
2 1

A well presented over 55's Development two bedroom first floor apartment, owned for approximately five years and updated throughout, including re plastering and re decoration, a newly installed boiler, updated carpets and blinds, and selected integrated kitchen appliances.

Heslington Court is a small, close knit community of just 28 self contained leasehold apartments, designed to support independent living within a safe and inclusive environment. The scheme benefits from an on site resident manager five days per week and a Tunstall emergency response system.

The property is offered on a shared ownership basis, with a purchaser acquiring a 70 percent interest, the remaining 30 percent being supported by a government grant.

The accommodation comprises an entrance hall to the first floor landing, providing access to useful storage cupboards, loft access, front door entry system and emergency response unit. The lounge is a generous reception room with electric fire, ceiling coving, front facing window and walk in storage cupboard.

The kitchen is fitted with a range of matching base and wall units with roll top work surfaces, tiled splashbacks, electric oven, ceramic hob, sink and tiled flooring, with a window to the front.

There are two bedrooms, with the principal bedroom to the rear and a second bedroom which could also be used as a dining room, featuring French doors to a Juliet balcony. The shower room offers a walk in shower, vanity unit, wall hung toilet, heated towel rail and rear facing window.

Externally, the property enjoys well maintained communal gardens, on street parking, and access to a communal lounge and laundry room, with laundry facilities included within the service charge.

Leasehold
70% Shared ownership - no rent to pay on 30% share from JRHT
Length of lease- 60 years from and including 11 May 2020
Ground rent - £0
Service Charge- £174 per calendar month

Council Tax Band- B

