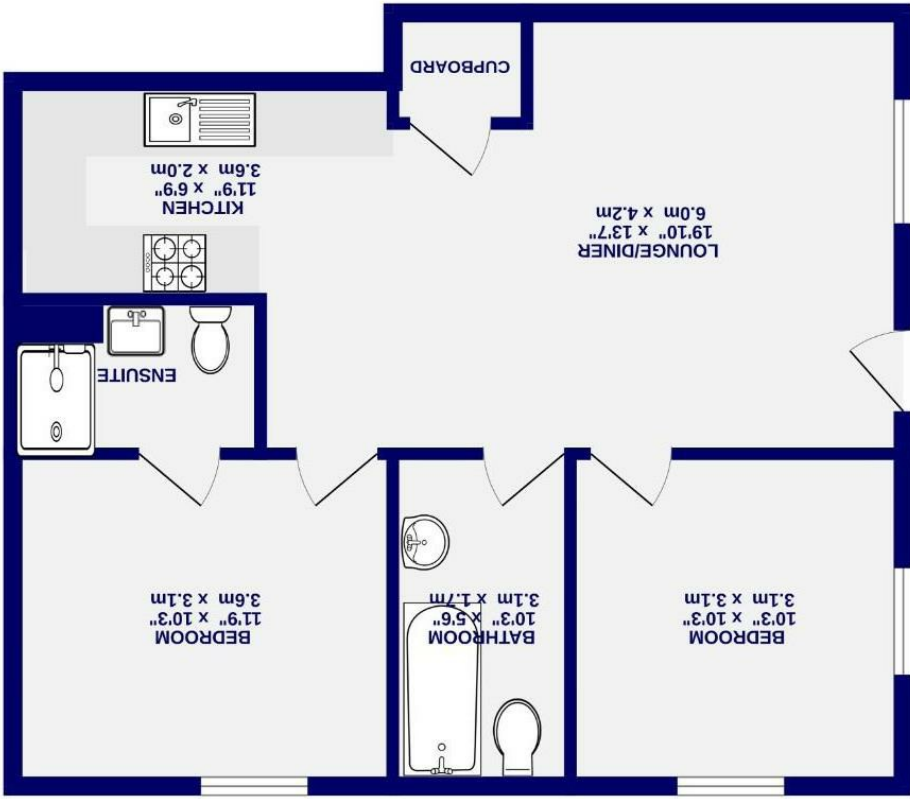


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services,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

TOTAL FLOOR AREA: 628 sq.ft. (58.4 sq.m.) approx.
 While every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other areas are approximate. It is advised to take the measurements with you to the house and to re-verify the measurements. It is not possible to take the measurements of the ground floor area and no responsibility is taken for any error, omission or mis-statement. This data is for illustrative purposes only and should be used as a guide only. The floorplan, systems and appliances shown have not been tested and no guarantee is given as to their operability. Measurements are given with metric and imperial units.



GROUND FLOOR
 628 sq.ft. (58.4 sq.m.) approx.

- Spacious Ground Floor Apartment
- Two Generous Double Bedrooms
- Rare Private Entrance Access
- Open Plan Living Accommodation
- Popular Clifton Moor Location
- Excellent Local Amenities
- Enclosed Private Garden Space
- Allocated Parking Space Included
- Nearby Easy Access To York City Centre
- EPC TBC

Leasehold
 Council Tax Band - C

Aviator Court
 , York
 YO30 4UZ



*AI Furnished

Aviator Court , York YO30 4UZ

£210,000



Situated within the everpopular Clifton Moor area of York, this spacious ground floor apartment offers well-balanced accommodation together with the rare advantage of its own private entrance and enclosed garden space. Features such as these are seldom found with apartment living, making this a particularly appealing opportunity for first-time buyers, downsizers, investors, or those seeking a low-maintenance home with the added benefit of outdoor space.

The property enjoys a convenient location close to the wide range of amenities available at Clifton Moor, including supermarkets, restaurants, cafés, leisure facilities, and excellent transport links into York city centre and beyond.

Internally, the apartment offers generous and well-presented accommodation, including an open-plan living and dining area that creates a bright and sociable space for everyday living. There are two well-proportioned double bedrooms, providing flexibility for guests, home working, or family life.

Externally, the private garden offers a wonderful place to relax and entertain, while allocated parking adds further practicality. Combining spacious accommodation, outdoor space, and a private entrance, this is a rare apartment offering that stands out from others on the market.

**The garden photograph has been digitally enhanced with AI-generated furnishings to demonstrate the potential and is for illustrative purposes only. **

Leasehold
Length of lease- 190 years remaining
Ground rent - £294 per annum
Ground rent review period- fixed
Service Charge- £1,236 per annum

Council Tax Band- C

