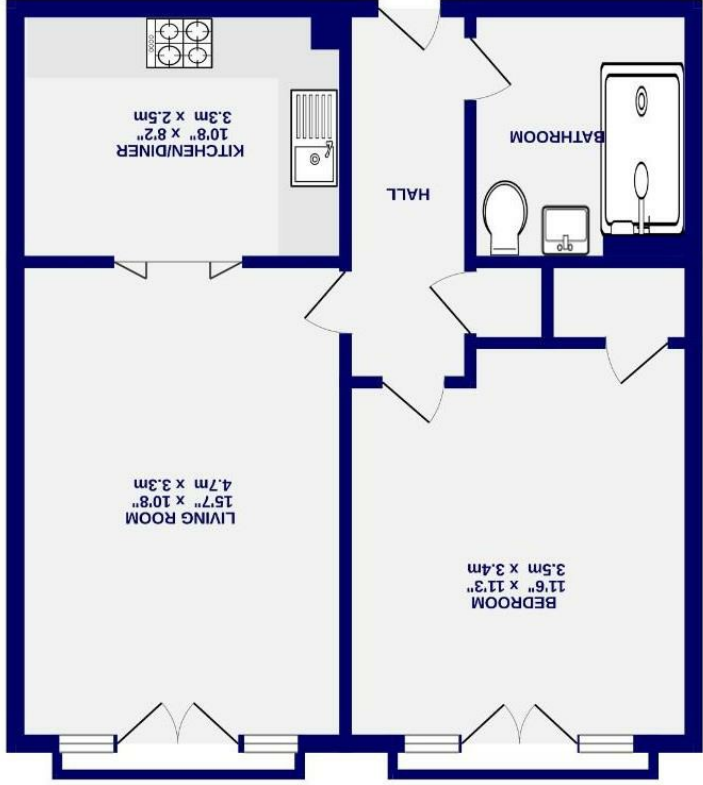


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What ever amount has been made to reserve the accuracy of the floorplan, measurements of rooms and area. This plan is not to be used as a guide to the layout of the property. The plan is for information only and should not be used as a guide to the layout of the property. The plan is for information only and should not be used as a guide to the layout of the property. The plan is for information only and should not be used as a guide to the layout of the property.



FIRST FLOOR
518 sq. ft. (48.1 sq. m.) approx.

- First Floor Apartment
- Allocating Parking
- One Double Bedroom
- Updated Kitchen
- River Views
- No Onward Chain
- EPC B

Leasehold
Council Tax Band - C

Waterfront House Clementhorpe, York YO23 1PL



Waterfront House Clementhorpe, York YO23 1PL

£250,000



Located in the sought after Waterfront House development and enjoying stunning views across the River Ouse, is this immaculately presented one bedroom apartment. Positioned on the first floor with lift access, and benefitting from rare allocated parking so close to the city centre. With only a 15 minute walk to the train station and a short walk to local amenities including shops and cafes on Bishopthorpe Road, this property is not to be missed.

Accessed via a secure communal entrance, the apartment opens into a spacious hallway. To the front is a bright and generous living area with large windows framing picturesque views of the river and mature treelined walkways, with the added benefit of a Juliet balcony. Just off the living area, and slightly recessed, is a recently fitted modern kitchen featuring a range of stylish wall and base units, sleek worktops and integrated appliances.

The internal accommodation is completed by a well proportioned double bedroom with built in storage, a Juliet balcony and a three piece shower room.

Externally, the property includes allocated parking located behind secure gated access.

Offered with no onward chain, early viewing is highly recommended.

Leasehold
Length of lease- 973 years remaining
Ground rent - £0
Ground rent review period- Fixed
Service Charge- £1,918.44 per annum which includes all water utility charges

The property comes with a share of the freehold. Each flat has 1 share. There are 19 flats in the building.

Council Tax Band- C

