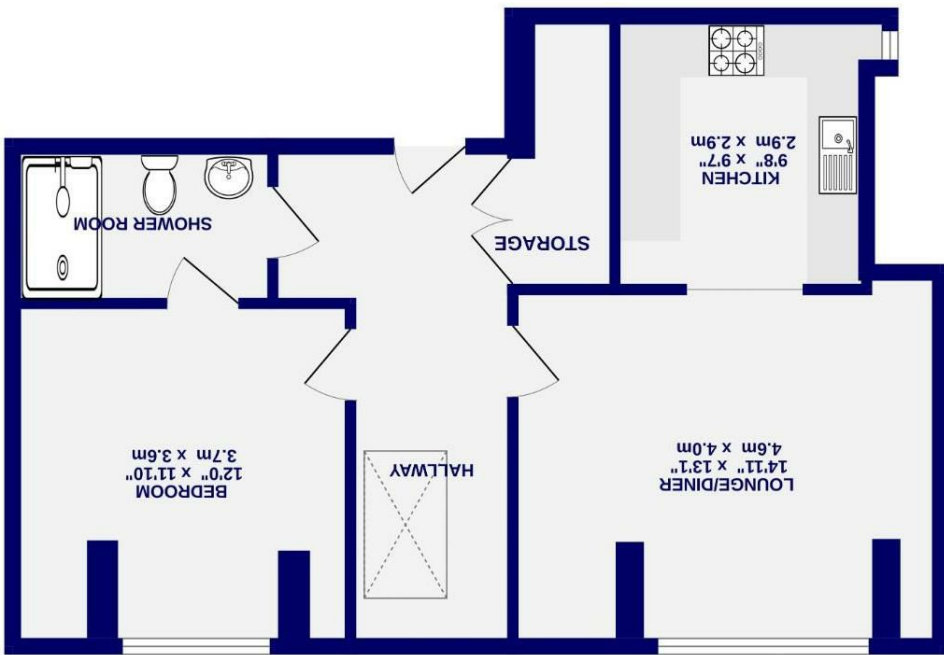


- Haxby Road  
New Earswick, York  
YO32 4DZ



**TOTAL FLOOR AREA:** 615 sq ft (57.1 sq m) approx.



Haxby Road  
New Earswick, York  
YO32 4DZ

75% Shared Ownership  
£125 000



136 Unwin Court is a well-presented one bedroom second-floor apartment, available on a 75% shared ownership basis, within this exclusive and highly sought-after development for the over 55s. Built just a few years ago and set within beautifully landscaped communal grounds, the property enjoys a peaceful position with lovely open views and excellent natural light throughout.

Accessed via a secure communal entrance with intercom system and lift access to all floors, the apartment offers a generous entrance hall with space for furniture and storage. The living space is bright and inviting, with large windows and an open plan layout incorporating a modern shaker-style kitchen with ample worktops, integrated appliances and room for further white goods.

The double bedroom is well-proportioned, benefiting from full-height windows that enhance the sense of space and light. A contemporary wet room completes the accommodation, featuring stylish wall tiling, walk-in shower and grab rails for added comfort and support.

Located in a convenient spot close to New Earswick amenities, with regular bus links to Haxby, Wigginton and York city centre, this eco-conscious development also benefits from a communal biomass heating system helping to reduce utility costs. Rarely available and ideal for those looking for secure, manageable living in a welcoming community, this is an excellent opportunity.

Leasehold  
Length of lease- 120 years remaining  
Total monthly charges including rent/service charge and ground rent- £462.36

Council Tax Band- A

