

- Leasehold Council Tax Band - B
- Lovely First Floor Apartment
- Modern Kitchen
- Close To Bishopthorpe Road
- Large Double Bedroom
- Spacious Light & Airy Accommodation
- Allocated Off Street Parking
- EPC C

This floor plan shows a 2-bedroom apartment. The layout includes a central living/dining room (13'6" x 9'8") with a fireplace on the left wall and a large window on the right. To the left of the living area is a kitchen (13'6" x 2'6") with a sink, stove, and refrigerator. To the right of the living area is a bedroom (13'6" x 12'8") with a large window. Further right is another bedroom (13'6" x 3'9") with a window. A bathroom (4'1m x 3'0m) is located between the two bedrooms, and a wardrobe (4'1m x 2'6m) is adjacent to the second bedroom. A central hall provides access to all rooms and features a closet. The apartment has a front entrance with a small porch and a back entrance leading to a balcony.

Room	Dimensions
Living/Dining Room	13'6" x 9'8"
Bedroom	13'6" x 12'8"
Bedroom	13'6" x 3'9"
Kitchen	13'6" x 2'6"
Bathroom	4'1m x 3'0m
Wardrobe	4'1m x 2'6m



Langton Court
Scarcroft Road, York
YO24 1BF

£220,000



A truly spacious first floor apartment, enjoying an elevated position within this attractive and well regarded development set back from Scarcroft Road. The apartment benefits from pleasant outlooks across the bowling green and the tree lined street beyond, while being only a short walk from York city centre and the highly regarded amenities of Bishopthorpe Road.

The property has been much loved and improved by the current owner and is presented in excellent condition throughout. The accommodation includes a light and airy living room which leads through to a breakfast kitchen fitted with modern units and a range of integrated appliances with ample space for a small dining area.

There is a larger than average double bedroom and space for additional furniture, along with a modern bathroom fitted with a contemporary suite. A generous entrance hallway provides valuable additional space, ideal for a home office area or further storage.

The apartment further benefits from gas central heating, double glazed windows, allocated off street parking and secure bike storage. The property is currently tenanted but is available with vacant possession, making it suitable for owner occupiers or investors alike.

A lovely apartment in one of York's most sought after residential locations, early viewing is strongly recommended.

Leasehold
Length of lease- 975 years remaining
Yearly ground rent - £150
Quarterly Service Charge - £345
Quarterly Water Charge - £53

Council Tax Band- B

