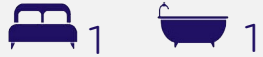






# Aviator Court York YO30 4UZ

£150,000



Located within the popular residential development of Aviator Court, Clifton Moor, this one bedroom apartment is beautifully presented throughout and offers a contemporary style, ready for immediate occupation. The property is ideal for a first-time buyer or an investor, offering an appealing and low-maintenance opportunity. Clifton Moor is situated to the north of York and benefits from an abundance of local amenities, including supermarkets and restaurants, while being a short drive from York city centre and providing easy access to the A64 for travel further afield.

The accommodation comprises an open-plan kitchen, living, and dining area, featuring a modern kitchen fitted with high-gloss wall and base units, integrated appliances, and ample storage. The generous sized windows allow natural light to bathe the space, complemented by a glazed door leading out to the balcony, providing a pleasant outdoor area to relax.

Positioned off the main living space is a well-presented double bedroom, along with a spacious and modern bathroom fitted with a shower over the bath.

In summary, this is a fantastic apartment offering the added benefits of a private balcony and allocated parking. Additionally, the property benefits from a lower ground rent than others within the development, making it a more economical and attractive option. A viewing is highly recommended.

Leasehold  
189 years remaining  
Ground Rent- £150 Per annum  
Service Charge- £1,236 Per annum

Council Tax Band A





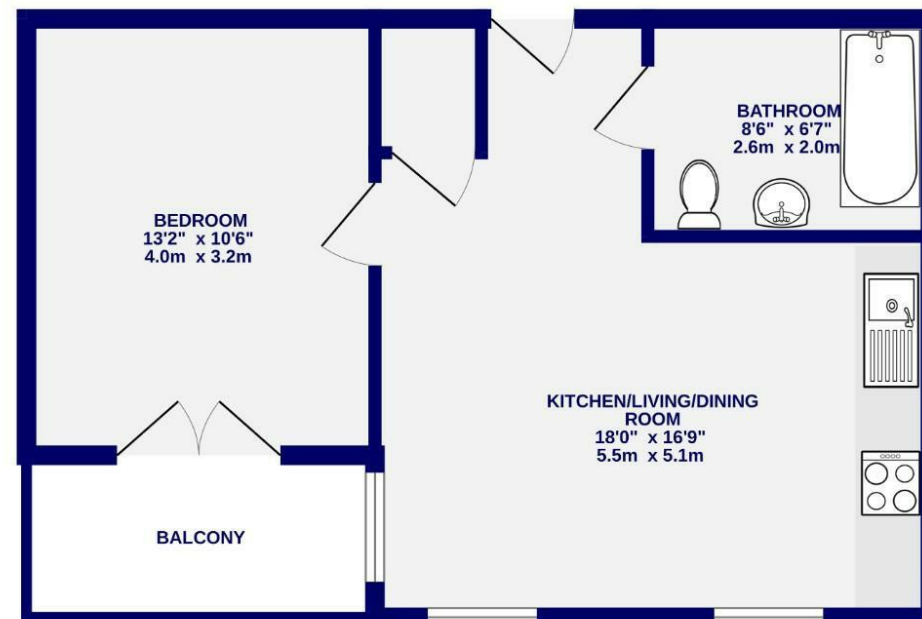


# Aviator Court York YO30 4UZ

Leasehold  
Council Tax Band - A

- One Bedroom Apartment
- Open Living Kitchen
- Private Balcony
- Allocated Parking
- Spacious Modern Bathroom
- Sought After Location
- Lower Ground Rent Than Similar Apartments
- Great First Time Purchase
- Investor Opportunity
- EPC C

1ST FLOOR  
440 sq.ft. (40.8 sq.m.) approx.



TOTAL FLOOR AREA : 440 sq.ft. (40.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the gauges/sizes will form part of the overall floor area and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability.  
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