



Ashtons

Aviator Court, York, YO30 4UZ

# 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.

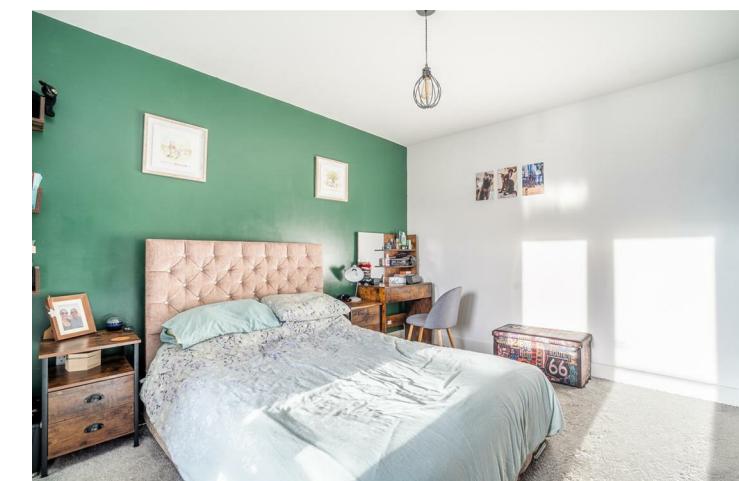
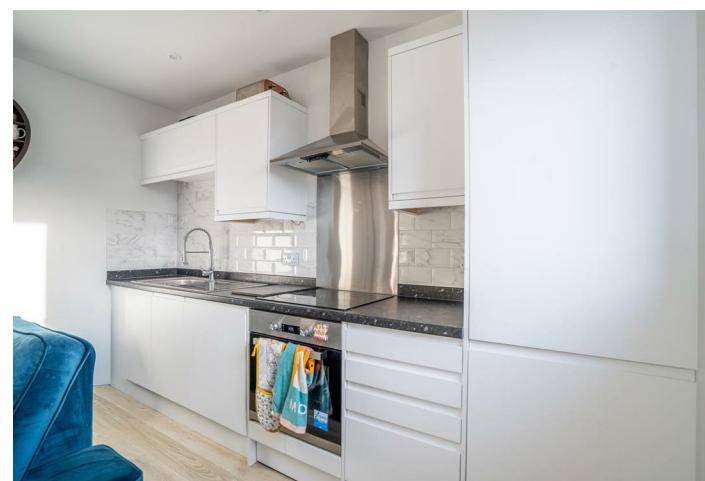
Leasehold

189 years remaining

Ground Rent- £150 Per annum

Service Charge- £1,236 Per annum

Council Tax Band A





# Aviator Court

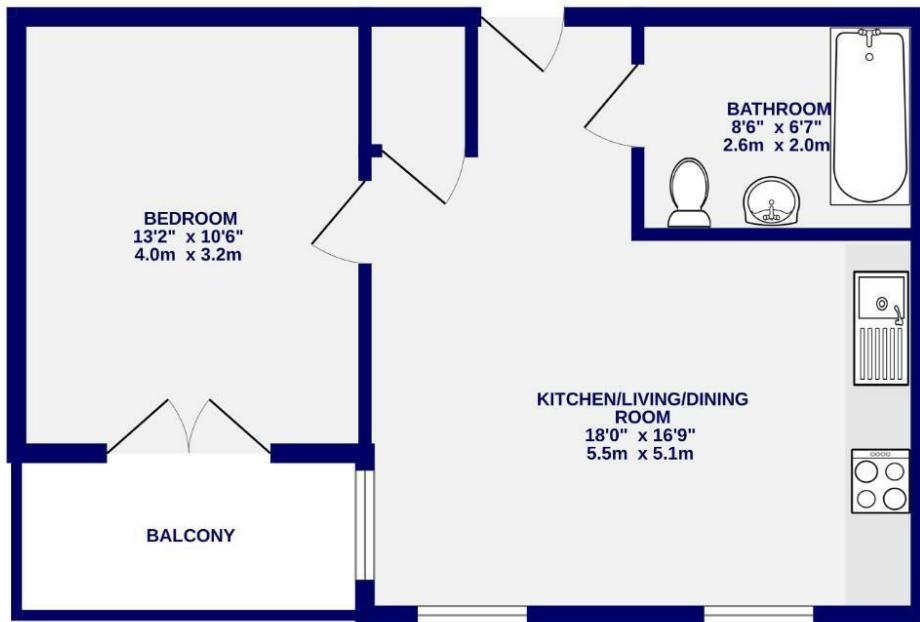
## York

### 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.

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