



Heworth Mews

York

YO31 7XX

£260,000



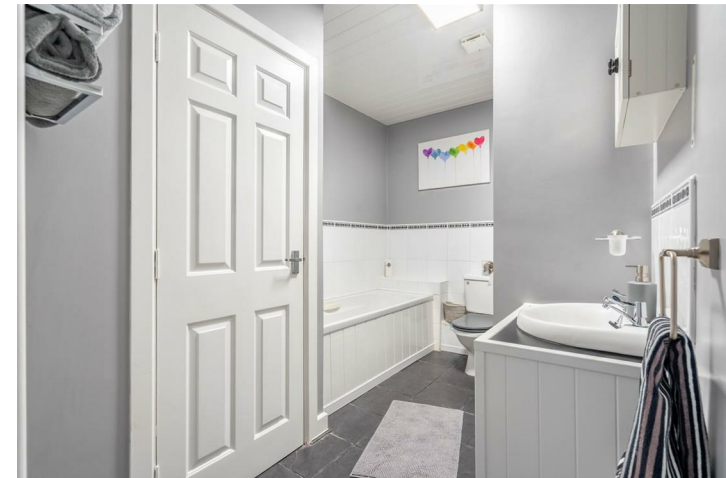
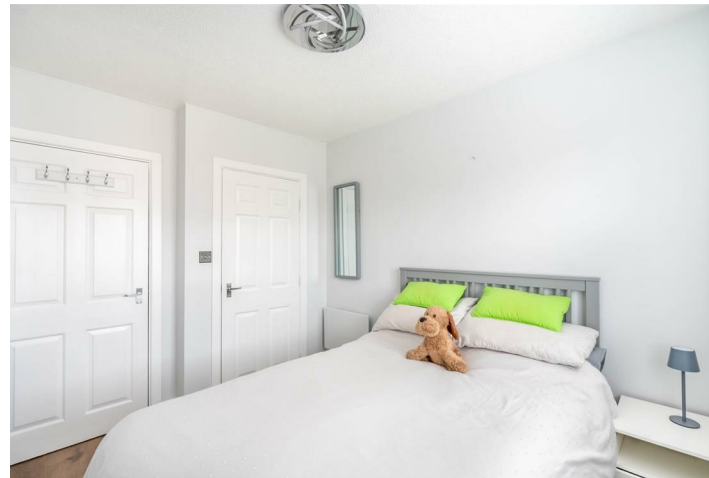
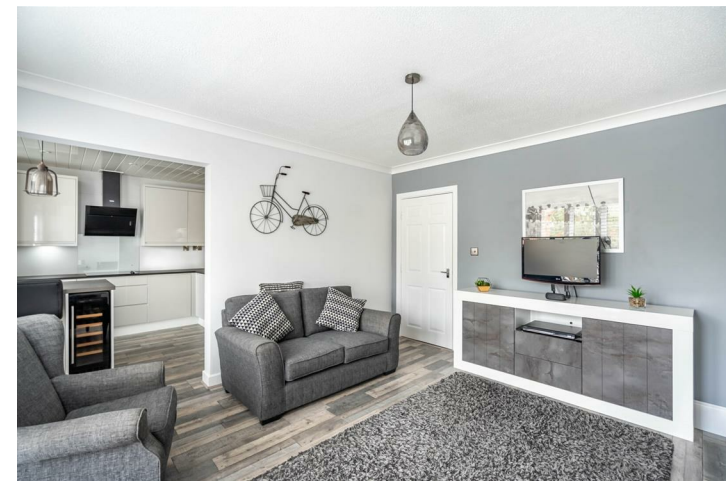
Ashtons Estate Agents are delighted to present this beautifully presented top floor two-bedroom apartment, conveniently situated within the ever-popular residential area of Heworth, just a short walk from York city centre. Offering generous and thoughtfully arranged living space, a private balcony and allocated off-street parking, this is an excellent home for first-time buyers, professionals or investors alike and offered with no onward chain.

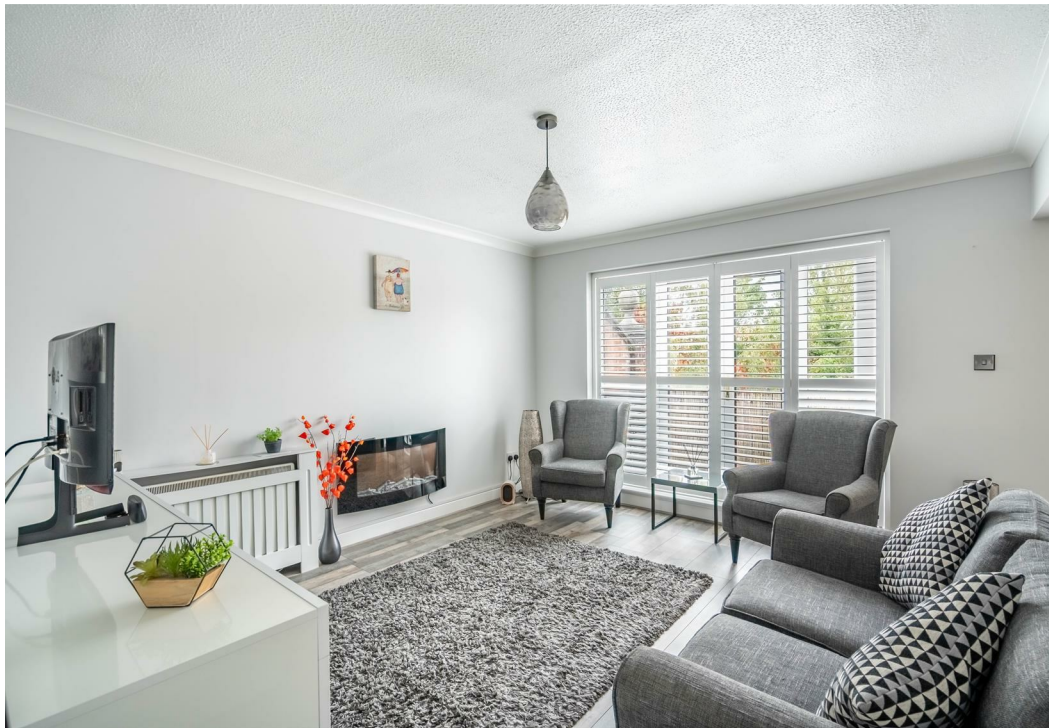
The property is accessed via a private and secure communal entrance, separate from the main block entrance, providing a welcoming sense of privacy from the moment you arrive. Once inside, the spacious entrance hall leads to all principal rooms. At the heart of the apartment is the impressive open-plan kitchen/diner, which has been beautifully fitted with a stylish range of contemporary units, contrasting work surfaces and a generous central island. There is excellent space for dining and entertaining, with the large windows helping to create a bright and airy environment. This is far more than simply a functional kitchen and is undoubtedly the heart and hub of the home.

The adjoining living room is another generously proportioned space, offering plenty of room to relax, whilst glazed doors open onto the private balcony. This provides a lovely additional area to sit out and enjoy the elevated green backdrop and views adding to the sense of openness.

There are two well-proportioned bedrooms, providing flexibility for guests, working from home or those simply wanting an additional room. The principal bedroom benefits from a particularly attractive boutique-style ensuite, beautifully finished and featuring a walk-in shower, whilst the stylish house bathroom serves the second bedroom.

Leasehold - Share of Freehold
Length of lease- 101 years remaining
Ground rent - £150 per annum
Ground rent review period- Fixed
Service Charge- £1,450.50 per annum





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Leasehold - Share of Freehold
Council Tax Band - C

- Impressive Top Floor Apartment
- Two Well-Proportioned Bedrooms
- Stunning Kitchen Diner
- Private Balcony
- Boutique-Style Principal Ensuite
- Highly Sought-After Heworth Location
- Allocated Off-Street Parking
- Share Of Freehold
- Competative Apartment Fees
- EPC C

These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor. Please note that some images may have been edited with the use of AI. We are legally required to carry out AML checks for all purchasers, sellers and giftors, which become mandatory once an offer has been accepted. There is a non-refundable fee of £30 + VAT per purchaser and per giftor for these checks.

2ND FLOOR
698 sq.ft. (64.8 sq.m.) approx.



TOTAL FLOOR AREA: 698 sq.ft. (64.8 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 garage/porch 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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