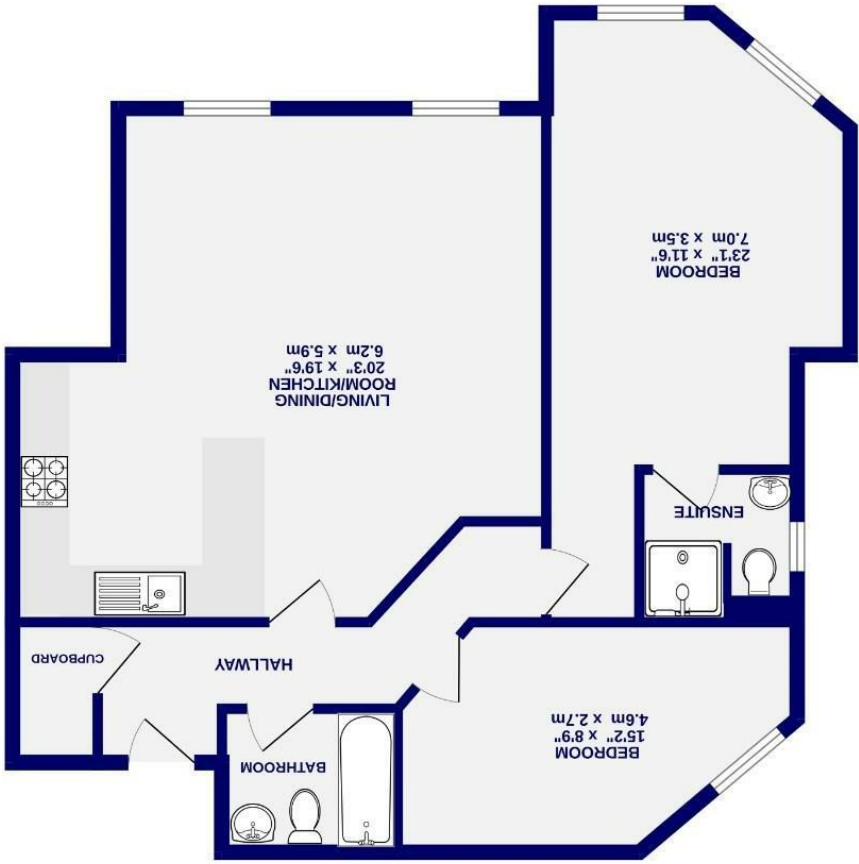




West Grange Court Bootham, York YO30 6AP

Leasehold
Council Tax Band - C

- Spacious Modern Apartment
- Well Presented
- Allocated Parking
- Beautiful Communal Gardens
- Two Bedrooms
- En Suite
- Sought After Development
- Close to City Centre
- EPC TBC



GROUND FLOOR
806 sq.ft. (74.9 sq.m.) approx.

TOTAL FLOOR AREA : 806 sq.ft. (74.9 sq.m.) approx.
What every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other areas are approximate. It is advised that prospective buyers should verify the measurements of the rooms and any other areas and no responsibility is taken for any error, omission or misstatement. 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. Made with Metaphor 2020.

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 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.

West Grange Court
Bootham, York
YO30 6AP

£265,000



This beautifully presented and spacious first-floor apartment is set within a delightful development, tucked away in a peaceful setting yet just a short walk along Bootham to the heart of York city centre. The location offers excellent access to local amenities, restaurants, bars, and highly regarded schools, making it ideal for a range of buyers.

Well presented throughout, the modern accommodation features a neutral décor and comprises an entrance hall leading into an impressive light and airy reception room, enhanced by two large windows and offering ample space for both seating and dining areas. The kitchen is fitted with a range of contemporary units and integrated appliances.

Both bedrooms are of generous proportions, with the principal bedroom benefiting from an en-suite shower room, complemented by a further family bathroom.

Externally, the apartment is set within beautifully landscaped communal grounds and benefits from allocated parking, a secure communal cycle store, and visitor parking.

A viewing is essential to fully appreciate the apartment, its setting, and its highly desirable location.

Leasehold
Length of lease- 102 years remaining
Ground rent - £0
Service Charge- £1,440.00 per annum

Council Tax Band- C
EPC C

