



Stephenson Court
Leeman Road, York
YO26 6AU

£150,000



Located in the central position of Leeman Road, within walking distance of York City Centre, the train station, and the scenic riverside walks, is this well-presented one-bedroom ground floor apartment. Ideal for first-time buyers, the property is well maintained throughout and offers an equally excellent opportunity for investors.

Accessed via a secure communal entrance, the apartment features a welcoming entrance hall that leads into a bright and open-plan kitchen, living, and dining area. Large French doors open onto a private, low-maintenance courtyard, designed with gravel flooring for ease. The kitchen is fitted with a range of shaker-style wall and base units, providing ample storage, along with integrated appliances and generous worktop space.

The double bedroom includes built-in wardrobes and enjoys views over the courtyard. The accommodation is completed by a modern three-piece bathroom and a deep storage cupboard, providing practical additional space. This apartment represents a fantastic opportunity and early viewing is highly recommended.

Leasehold
Length of lease- 106 years remaining
Ground rent - £226.82 per annum
Ground rent review period- Fixed
Service Charge- £1,747.70 annum

Council Tax Band- A



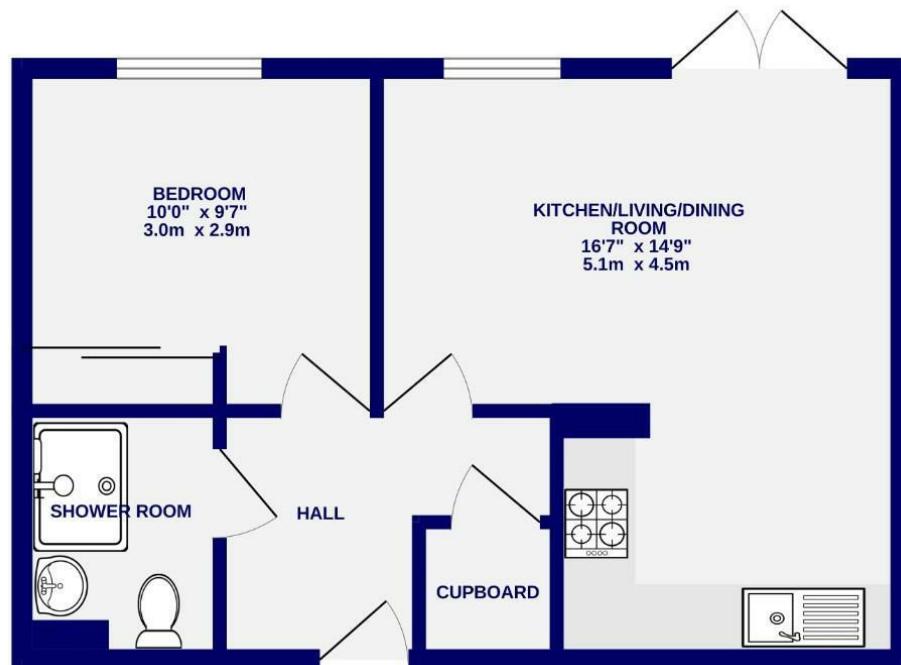


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Leasehold Council Tax Band - A

- Ground Floor Apartment
- Private Enclosed Courtyard
- One Double Bedroom
- Central Location
- Popular Development
- Ready To Move Into
- Ideal First Home or Investment
- EPC - TBC

GROUND FLOOR
406 sq.ft. (37.7 sq.m.) approx.



TOTAL FLOOR AREA : 406 sq.ft. (37.7 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and areas are approximate. If included in the plan the parapet walls 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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