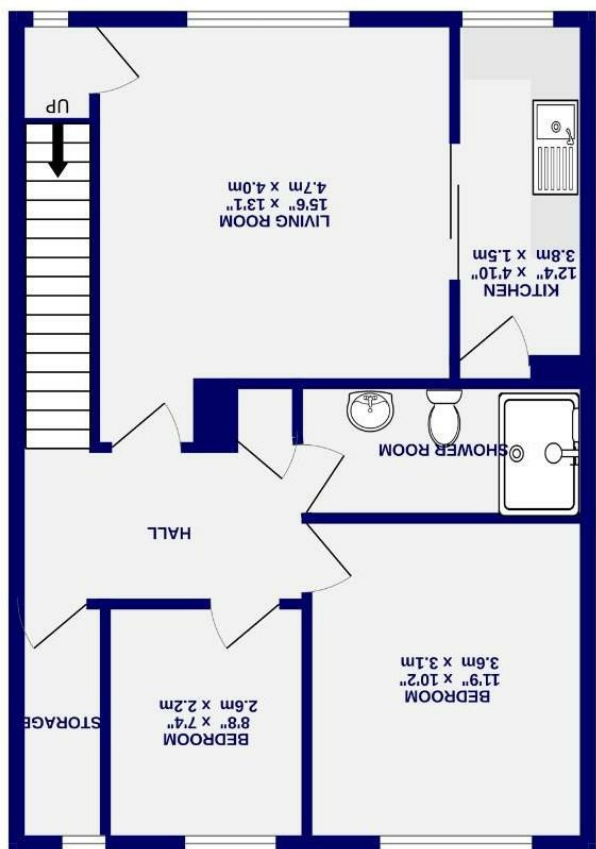


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, 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.

Which every agent has been made to ensure the accuracy of the copy, measurements of rooms and any other areas are approximately 1% above the actual measurements. The plan is for illustrative purposes only and should be used as such by any prospective purchaser. The vendor, systems and appliances shown have not been tested and no guarantee is given as to their operation. Made with AutoCAD 2010



FIRST FLOOR  
614 sq. ft. (57.1 sq. m.) approx.

- 70% Shared Ownership
- Two Bedrooms
- First Floor Apartment
- No Onward Chain
- Over 55's Development
- Great Location
- EPC TBC

Leasehold  
Council Tax Band - A

# Clementhorpe Court Clementhorpe, York YO23 1AN



# Clementhorpe Court Clementhorpe, York YO23 1AN

£150,000



70% shared ownership with no ground rent.

Set just off the vibrant and much-loved Bishopthorpe Road, this spacious first-floor apartment is part of a purpose-built development exclusively for residents over the age of 55. Enjoying a peaceful yet convenient setting, the property is just a short walk from an excellent range of independent shops, cafes and amenities, as well as York city centre and the railway station.

The apartment provides well-proportioned accommodation, accessed via a private front door and entrance lobby with stairs leading to the main living space. The reception landing opens into a bright and generous living room, with a wide south-facing window allowing natural light to flood the room. Double sliding doors open into the fitted kitchen, which offers a range of modern units and space for freestanding appliances.

There are two bedrooms—one double and one single—as well as a large walk-in storage cupboard and a contemporary wet-room style shower room, ideal for easy access.

To the rear of the building is a beautifully maintained communal garden, complete with a patio, lawn and seating areas beneath a mature tree. Two residents' car parks provide ample off-street parking.

The apartment benefits from mains services and hot air heating, and is offered with no onward chain. With its ideal location and generous layout, this is a fantastic opportunity for those looking to downsize or enjoy low-maintenance city living within a welcoming community.

Viewing is highly recommended.

Leasehold

Length of lease- 81 years remaining. JRHT solicitor has agreed to a regrant of the lease, pending a lease valuation.

Ground rent- £0  
Service charge- £1,653.12

70% Shared Ownership

Council Tax Band- A

\* Please note a selection of rooms have been dressed using AI for illustrative purposes.\*

