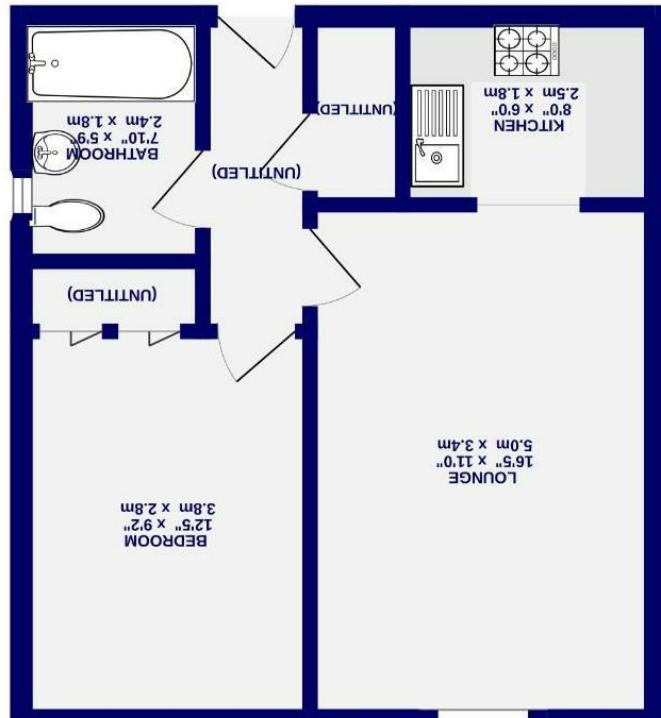


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as statements of fact; if there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, 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 measurements contained in these particulars, 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 areas, measurements and descriptions given. 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.

These measurements are approximate and should be used as a guide only. The property is sold subject to contract and these particulars do not constitute an offer. The vendor reserves the right to withdraw the property from the market at any time.



1ST FLOOR 453 sq.ft. (42.1 sq.m.) approx.

Leasehold
Council Tax Band - B
YO31 8FQ
Hansom Place, York, YO31 8FQ

- EPC TBC
- Close To The City Centre
- On Site parking
- Communal Gardens
- No Onward Chain
- Lift and Stair Access
- Over 60's Development
- Modern Kitchen
- One Spacious Double Bedroom
- First Floor Apartment



Hansom Place
, York
YO31 8FQ

£90,000

 1  1

This spacious one-bedroom apartment is located within the highly sought-after over-60s development of Hansom Place, ideally situated for easy access to local amenities and York Hospital. With convenient bus routes directly outside and communal gardens, the apartment is perfectly positioned for effortless access to the city centre.

Hansom Place is a small collection of retirement properties, designed to appeal to those seeking a low maintenance yet spacious living option. It is ideal for individuals looking for independent living, with the added benefit of a warden assistance service if required. The development also offers communal spaces and social groups for those who wish to engage with the community.

Situated on the first floor, accessible by either lift or stairs, this apartment is tucked away at the end of the hall, offering a tranquil and serene environment. The accommodation is well presented throughout, featuring a bright and airy atmosphere with a generous reception area and a kitchen equipped with a range of wall and base units. The apartment includes one spacious double bedroom with fitted wardrobes and a well-appointed shower room.

The communal gardens are beautifully landscaped, with established plants, birdsong, and other wildlife, providing a peaceful retreat.

There is ample parking is also available on-site.

Offered with no onward chain, early viewing is highly recommended to appreciate the location and what the Apartment has to offer.

Leasehold

Length of lease- 89 years remaining

Ground rent- £667.00 per annum

Service charge- £1,605.94 per annum

Council Tax Band B

