



18 & 18a Black Swan Yard | Helmsley, York

Forming part of an exclusive development, no. 18 and 18a are two separate one bedroom apartments located in the heart of the highly sought after market town of Helmsley.

The apartments are subject to a S106 obligation where they may only be sold to a buyer(s) with a local connection and in housing need.

The guide price is £80,000 per apartment.

- One bedroom apartments on this exclusive development
- Private, quiet location close to the town centre
- Modern interiors and high specification finish
- Extra benefit of a gated community setting

Price £80,000



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ACCOMMODATION

SITTING ROOM

Wall mounted heater.

KITCHEN

With wall and floor units including built in oven with ring hob and extractor hood over. Spotlighting to ceiling and mounted wall heater.

BEDROOM

Wall mounted heater.

BATHROOM

Comprising kidney shaped bath with shower rose over, pedestal wash basin with splash-back, low flush w.c.; chrome heated towel rail.

AGENTS NOTE

- 1.) The apartments are subject to a S106 obligation whereby it may only be sold to buyers with a Local Connection and in Housing Need.
- 2.) Those eligible could benefit from a 50% reduction off the original promoted guide price of £ 160,000.
- 3.) The Management company would be responsible for insuring the bin store and cycle store and would also be responsible for external and structural repairs and the common parts within the apartment building at a current charge of £170 per annum.
- 4.) Each purchaser will pay a service charge to cover the expenditure incurred by the management company - to encompass communal gardening, communal electricity, electric gates etc., currently £ 50 per annum.
- 5.) A ground rent of £ 50 per annum would also be paid to the landlord which will be subject to review every 21 years in line with RPI.



ADDITIONAL NOTES

- 1.) A right of way on foot or on a bicycle would be granted to each apartment from Elmslac Close - to be shown on the conveyancing plans.
- 2.) No on-site parking provision but cycle storage provided.
- 3.) Right to access to the communal yard for removal vehicle.
- 4.) Delivery access to Elmslac Close.

SERVICES

We are advised that the property has mains water, electric and drainage. Electric heating.

TENURE

We are advised that the property is Leasehold.

LOCAL AUTHORITY

Ryedale District Council, Ryedale House,
Malton. YO17 7HH
Tel: 01653 600666.

COUNCIL TAX BAND

We are verbally informed the property lies in Band A. Prospective purchasers are advised to check this information for themselves with Ryedale District Council 01653 600666.

ENERGY PERFORMANCE RATING

Assessed in Band C.

PHOTOGRAPHS

The photographs are of the development and not a representation of the individual properties.

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VIEWING

Strictly by appointment with the Agents.

COUNCIL TAX BAND

A

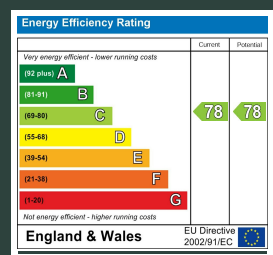
ENERGY PERFORMANCE RATING

C

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CONSUMER PROTECTION FROM UNFAIR TRADING REGULATIONS 2008

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