



4 Block E, Aviator Court Clifton Moor

York, YO30 4UZ

£995 PCM



This beautifully presented ground floor one-bedroom apartment forms part of a popular and modern development in the sought-after Clifton Moor area of York.

Recently redecorated throughout, the property offers bright and well-maintained accommodation comprising an entrance hall, a spacious open-plan lounge and kitchen, a double bedroom, and a contemporary bathroom. The modern kitchen is fitted with a range of units and comes complete with an electric oven, hob, integrated fridge freezer, and washing machine.

A particular highlight of the property is the french doors leading outside into a private south-west facing exterior, which enjoys plenty of sunshine throughout the afternoon and evening – perfect for relaxing or entertaining outdoors.

Externally, the property also benefits from an allocated parking space and visitor parking.

Ideally located close to Clifton Moor Retail Park, local amenities, and excellent transport links, this property is sure to appeal to a range of tenants.

Council Band - B
EPC - C

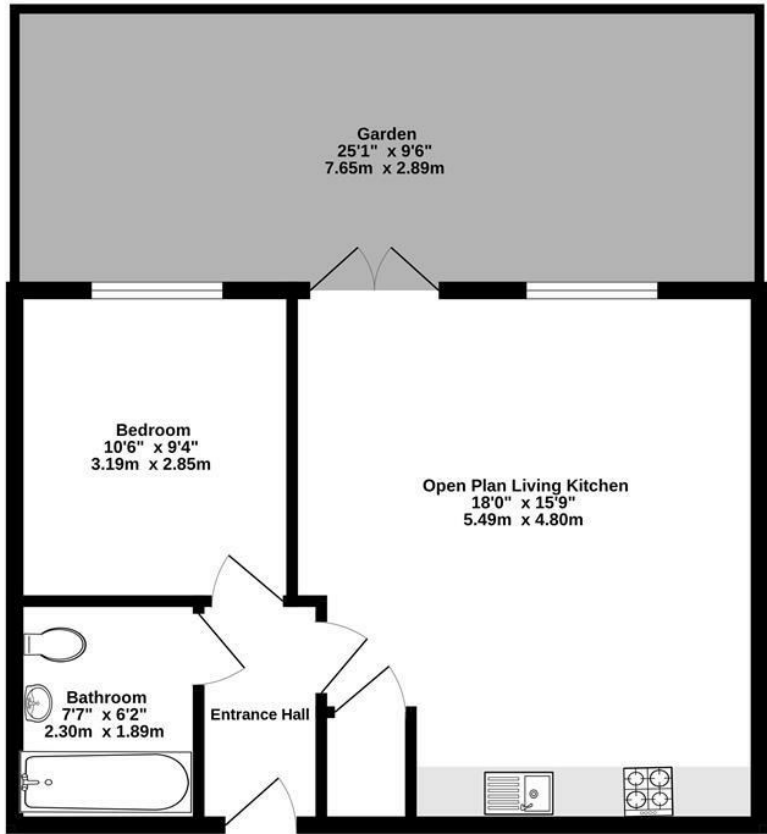
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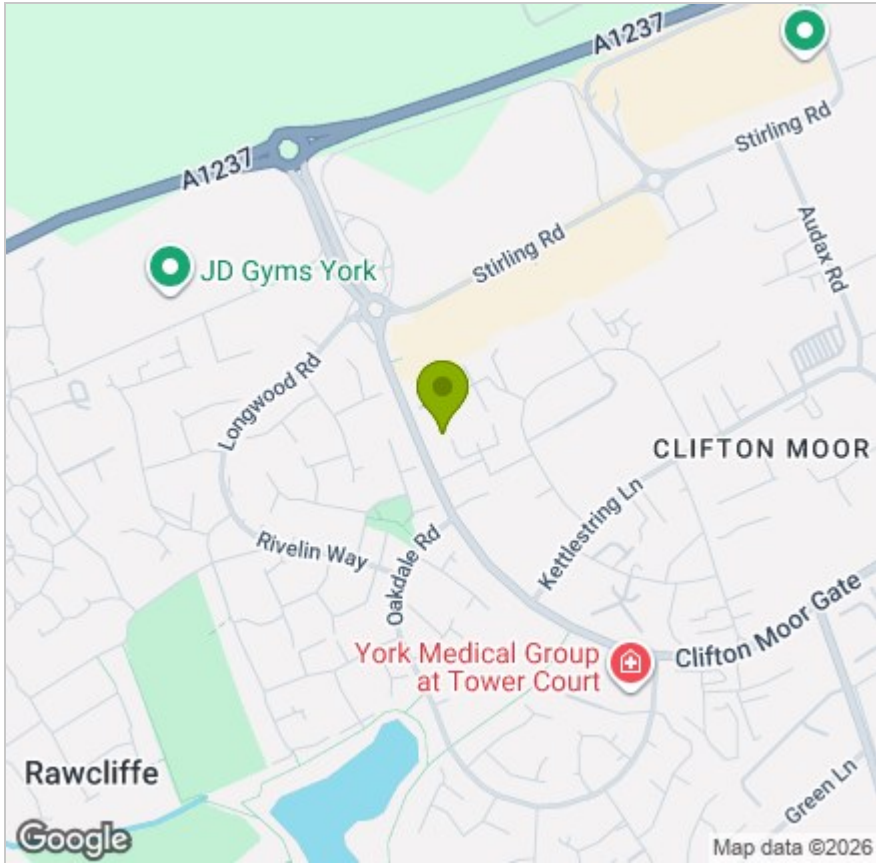
FLOOR PLAN

Ground Floor
452 sq.ft. (42.0 sq.m.) approx.



One Bedroomed Apartment
TOTAL FLOOR AREA: 452 sq.ft. (42.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate 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 or efficiency can be given.
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LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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