



Block B Aviator Court
York, YO30 4UZ
Guide Price £159,995

NO ONWARD CHAIN!

Located within this popular development of York and very suitable for first time buyers and investors we are delighted to offer for sale this superb ground floor one bedroom apartment with garden, convenient for Clifton Moor Retail Park, the outer ring road and transport links into the historic city centre.

Accessed via a communal hallway, the bright and spacious living accommodation comprises large living kitchen with fitted appliances, and floor to ceiling glazing, double bedroom and three piece shower room.

To the outside is a designated parking space, bin and bike store as well as communal areas and visitor spaces. An internal viewing of this superb apartment is highly recommended.

Communal Hallway

Open Plan Living Kitchen

19'7" x 17'1" (5.97m x 5.21m)

Floor to ceiling double glazed windows to front and side, fitted wall and base units, electric oven and hob with extractor above, built in fridge freezer, plumbing for washing machine, power points, TV point, power points, wall mounted electric heater. Laminate flooring.

Bedroom

11'8" x 11' (3.56m x 3.35m)

Double glazed window to side, TV point, power points, electric heater. Carpet.

Shower Room

7'10" x 8' (2.39m x 2.44m)

Walk in shower cubicle, pedestal wash hand basin, low level WC, extractor fan. Tiled flooring.

Outside

Communal gardens. Designated parking space

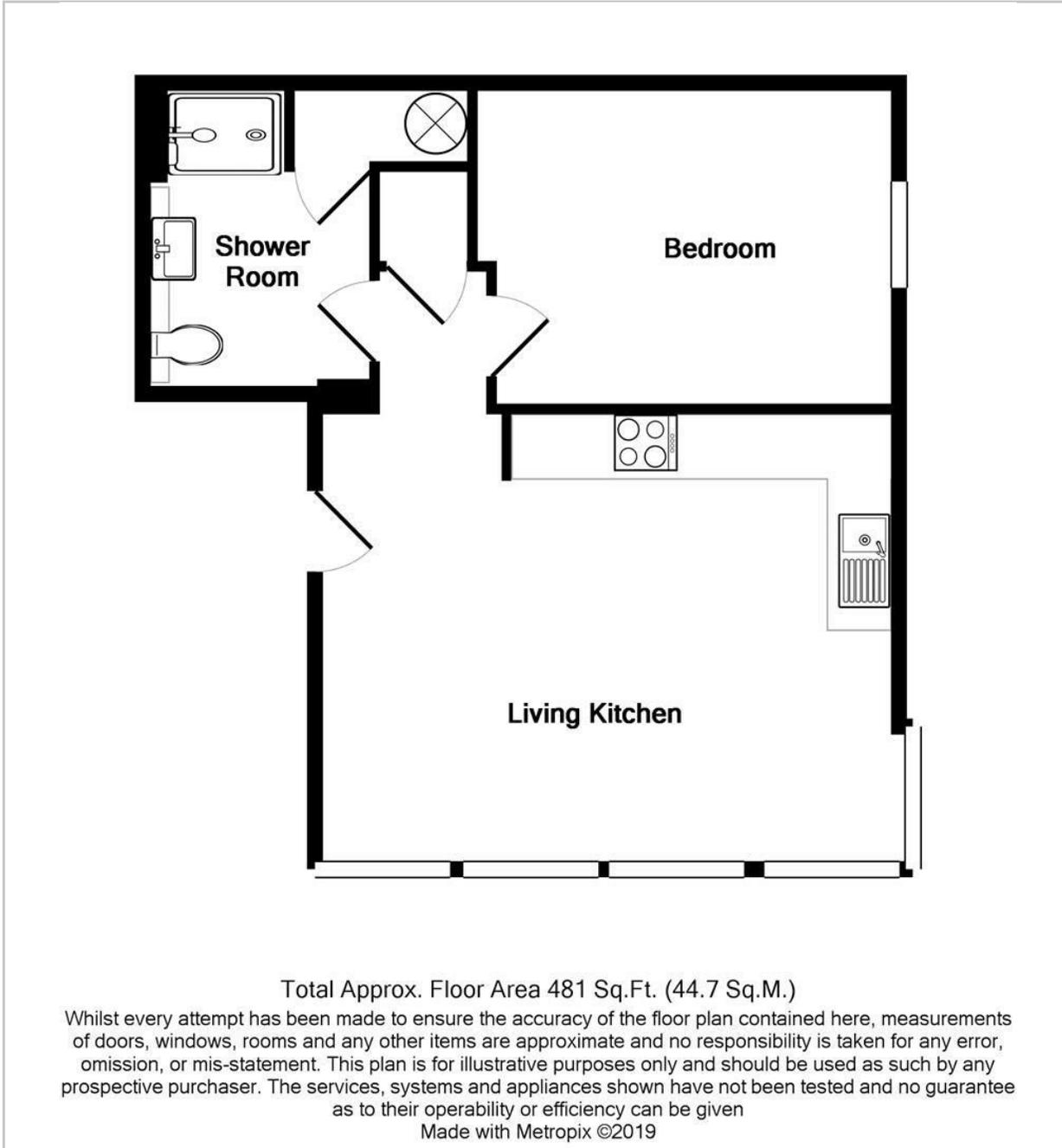
Agents Notes

To be able to purchase a property in the United Kingdom all agents have a legal

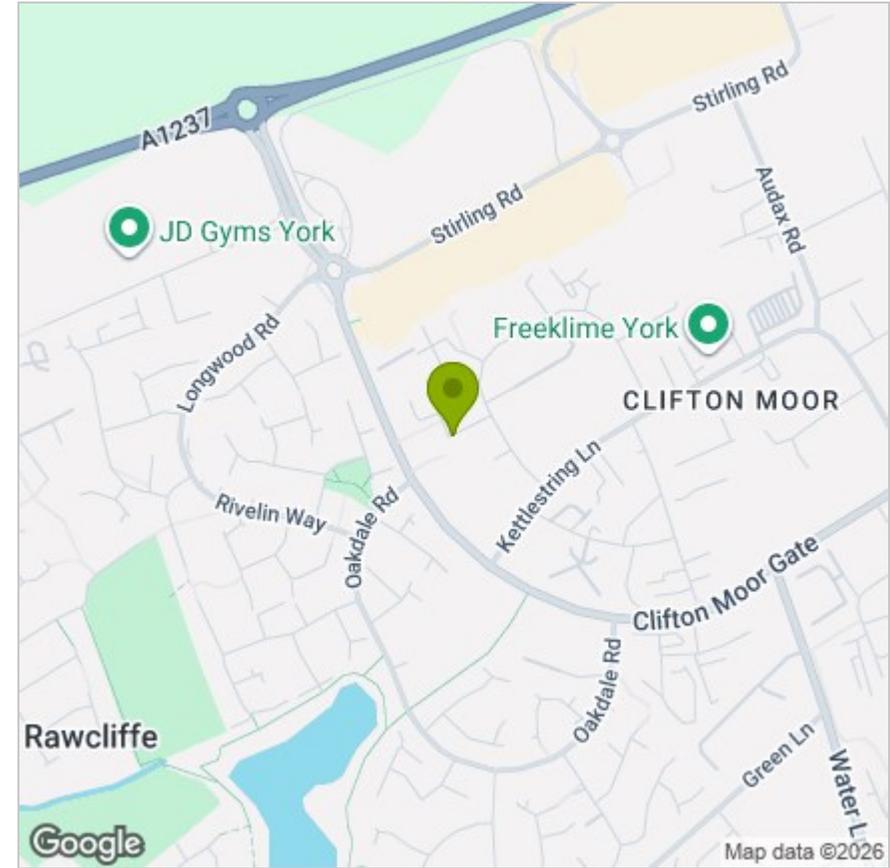


requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our branch for further details

FLOOR PLAN



LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		64	64
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.