



Apartment B, Halo 3 Amy Johnson Way  
York, YO30 4ZH

**Guide Price £155,000**





**IMPRESSIVE ONE BEDROOM GROUND FLOOR APARTMENT WITH LARGE OPEN PLAN AREA, PRIVATE COURTYARD GARDEN AND ALLOCATED PARKING.** Churchills Estate Agents are delighted to offer for sale this superb apartment set within this popular residential area off Amy Johnson Way, convenient for Clifton Moor retail park, York city centre, York Hospital and the outer ring road. The property has the benefit of a secure entry system not only into the main building but via a private pathway from the main road too. Walking into the building via the communal hallway you enter the apartment into an entrance hall which leads to a really sociable 21' living kitchen with glazed door to courtyard, good size double bedroom and a three piece shower room. Electric heating and double glazing complete the benefits of owning this lovely property. To the outside is an allocated parking and space as well as visitor areas and secure bike storage. This well-maintained property is sure to appeal to first time buyers and investors and an internal viewing is highly recommended.



### Communal Hallway

Stairs to all floors.

### Entrance Hall

Storage cupboard, intercom system. Doors to:

### Open Plan Living/Dining Kitchen

21'0 x 13'5 (6.40m x 4.09m)

Living area comprising double glazed window and door to courtyard, TV point, power points. Carpet. Modern fitted kitchen comprising wall and base mounted units, stainless steel sink, fridge/freezer, washer/dryer, electric oven and hob with extractor, power points. Vinyl flooring.



### Bedroom

12'9 x 11'11 (3.89m x 3.63m)

Window to rear, TV point, power points. Carpet.







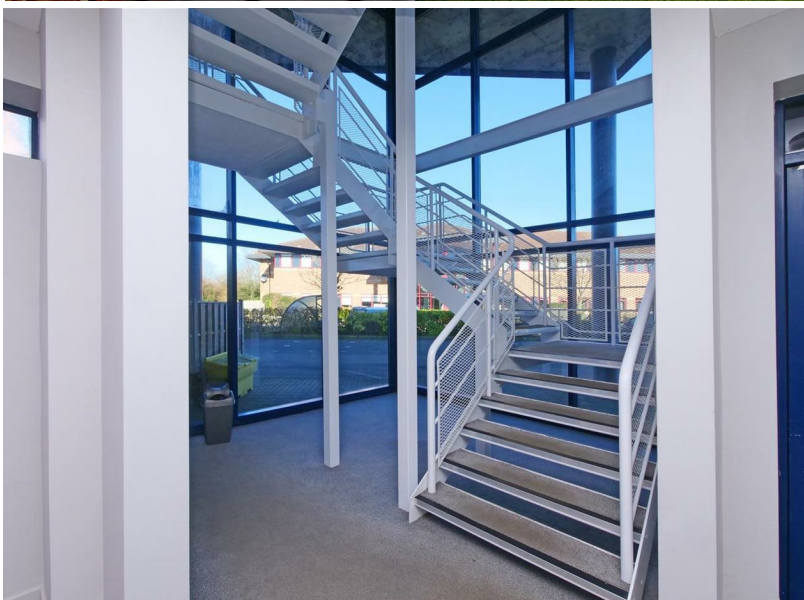
### Shower Room

7'0 x 5'8 (2.13m x 1.73m)

Walk-in shower cubicle. wash hand basin, low level WC, part tiled walls. Vinyl flooring.

### Outside

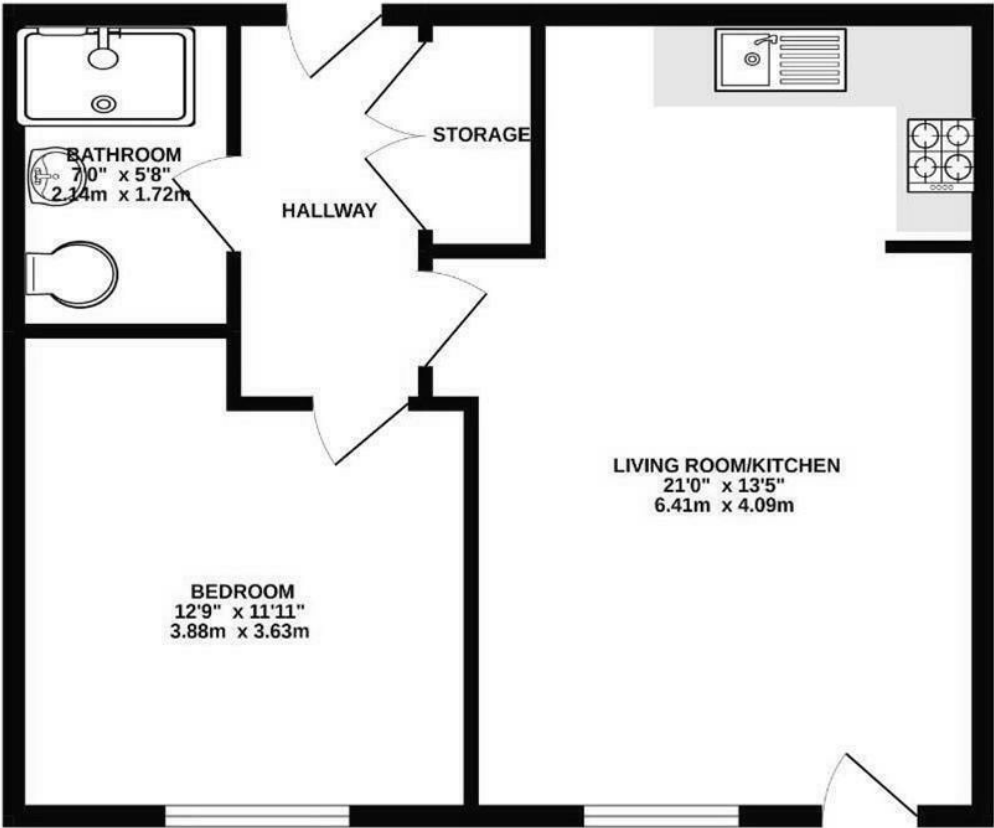
Separate from the main building are communal bike and bin sheds. Rear courtyard with lawn and patio areas, power socket and outside light. Allocated parking space plus visitor spaces.





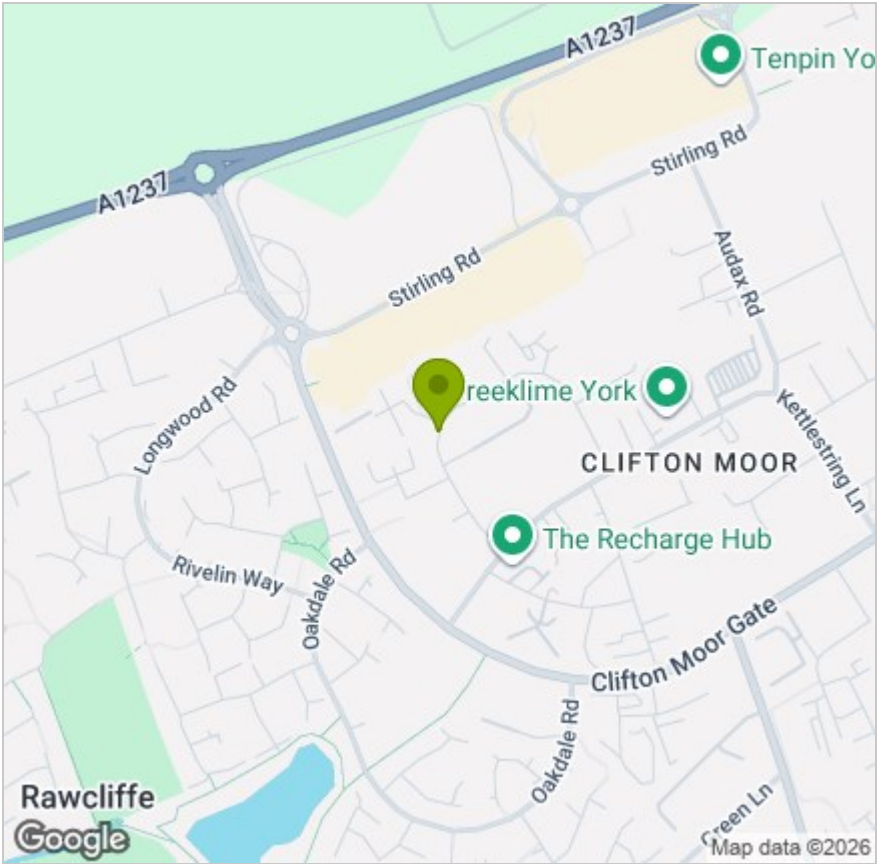
FLOOR PLAN

GROUND FLOOR  
534 sq.ft. (49.6 sq.m.) approx.



TOTAL FLOOR AREA: 534 sq.ft. (49.6 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 purchasers. 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) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	57	57
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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