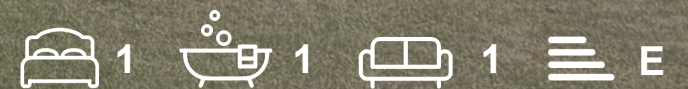




32 Nunthorpe Avenue
York, YO23 1PF
Guide Price £220,000



NO ONWARD CHAIN - A recently upgraded, first floor apartment within this fabulous and central gated-development surrounded by communal gardens and Scarcroft Road allotments.

This quality one bedroom property is close to Bishopthorpe Road shopping parade, the railway station and York's historic city centre and benefits from designated parking, underfloor heating and extra east-facing side windows, perfect for morning light,

Updated recently to a very high standard throughout, the bright and airy living accommodation comprises entrance hallway, kitchen, lounge/dining area with glazed window overlooking communal gardens, double bedroom with fitted wardrobes and tiled three piece shower room. To the outside is a designated parking space accessed through a secure entrance, brick store with power and delightful communal gardens.

An accompanied viewing is highly recommended, please contact Churchills Estate Agents today.

Communal Entrance Hall

Entrance Hallway

Entrance door, laminate flooring, storage cupboard, power pints, door to:

Kitchen

7'1 x 6'3 (2.16m x 1.91m)
Double glazed window to side, fitted wall and base units with counter top and breakfast bar, stainless steel sink and draining board with mixer tap, slimline dishwasher, washing machine, fridge freezer, oven and hob, underfloor heating

Lounge/Dining Room

16'1 x 11'4 (4.90m x 3.45m)
Double glazed window to rear, laminate flooring, underfloor heating, power points, television points,





Bedroom

16'0 x 9'0 (4.88m x 2.74m)

Two double glazed windows to front overlooking allotments, fitted wardrobes, underfloor heating, carpets, power points

Shower Room

Opaque double glazed window to side, low level w.c., wash hand basin, walk in shower cubicle, tiled flooring, part tiled walls, towel radiator

Outside

Designated parking, brick store with power, communal gardens, gated access

Length of Lease: 999 years from 1982

Service Charge: £1,944 per annum

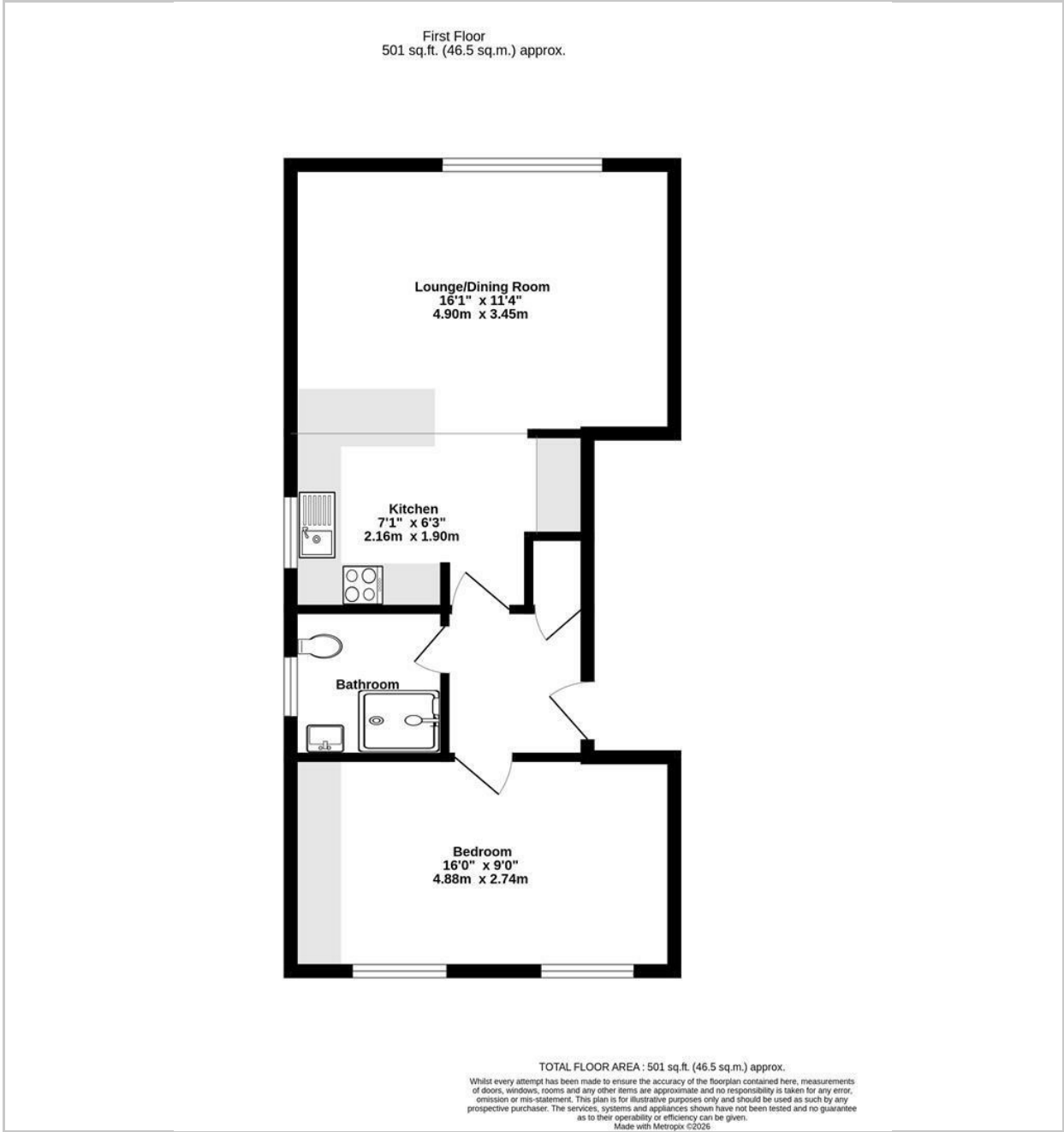
Ground Rent: £10

Agents Note

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.

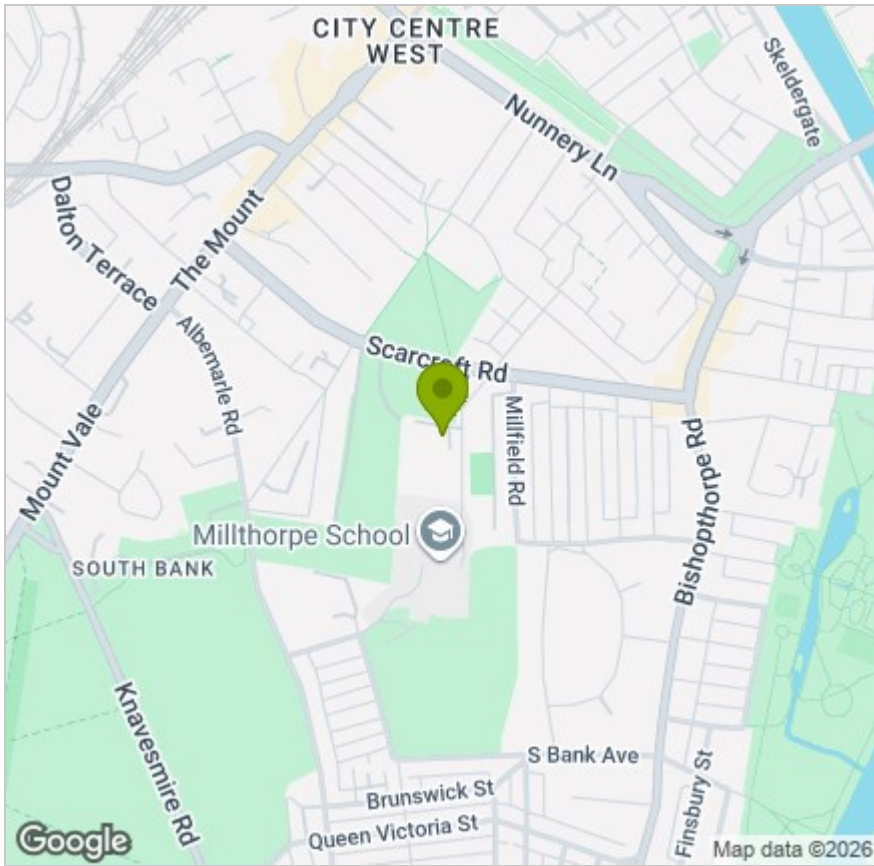


FLOOR PLAN



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 firms employment has the authority to make or give any representation or warranty in respect of the property.

LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(81-91) B		
(69-80) C		
(55-68) D		42
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC