



46 Clementhorpe Court Clementhorpe

York, YO23 1AN

£165,000

2 1 1 c

**NO ONWARD CHAIN** - We as agents are delighted to have the opportunity to present to the market first floor apartment, just off Bishopthorpe Road and close to York city centre and Rowntree Park.

Offered with a 70% share (the other 30% is retained by JRHT) in this bright and spacious over 55's first floor apartment nestled in a quiet side of the building.

The apartment itself part of a small community, with shared gardens as well as a carpark belonging to the development.

The internal accommodation has the benefit of UPVC double glazing and briefly comprises: Composite door to entrance vestibule with storage cupboard and stairs to first floor landing, large lounge/dining room, kitchen, two good sized bedrooms and shower room.

An accompanied viewing is strongly recommended.



## Entrance Hallway

### Lounge

15'7" x 13'7" (4.75m x 4.14m)

### Kitchen

12'2" x 4'8" (3.71m x 1.42m)

### Bedroom 1

11'8" x 10'8" (3.56m x 3.25m)

### Bedroom 2

8'8" x 7'7" (2.64m x 2.31m)

### Bathroom

10'8" x 4'8" (3.25m x 1.42m)

### Outside

### 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 sales transaction to fulfil their obligations under



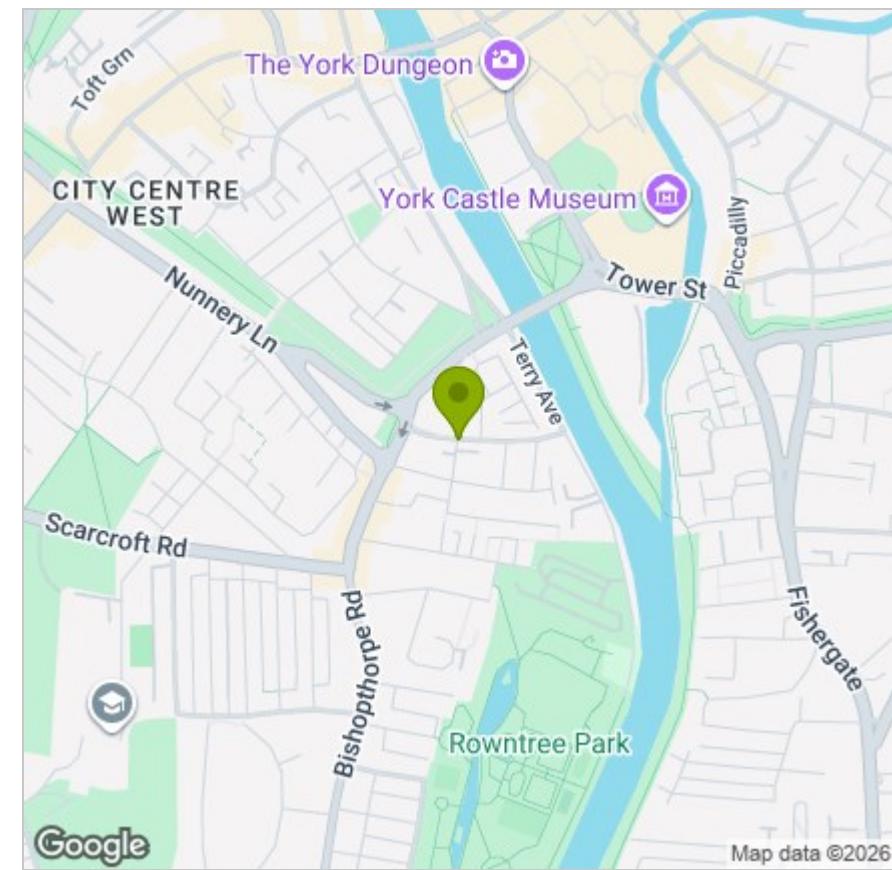
Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our office for further details.



## FLOOR PLAN



## LOCATION



## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	72
(55-68)	D	72
(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 firms employment has the authority to make or give any representation or warranty in respect of the property.