



12 Smithson Court Top Lane Copmanthorpe

York, YO23 3AA

£200,000



We as agents are delighted to have the opportunity to present to the market this well-positioned first floor retirement apartment, built in 2015 by McCarthy & Stone and offering comfortable and thoughtfully designed living. This fabulous apartment overlooks the gardens so sits in a lovely position. Residents at Smithson court benefit from a part-time on-site House Manager, plus access to communal gardens and a lounge that encourages a social and secure environment. The apartment is reached via a secure entrance and lift, leading to a private entrance door which opens to a spacious hallway with intercom and emergency pull-cord system and a large walk in storage cupboard. The living room is bright and roomy, with French doors opening to the Juliette balcony, while the adjoining kitchen includes integrated appliances and ample storage. There is a master bedroom with walk-in wardrobe, and finally a good size modern bathroom. The development also offers air conditioning throughout, a residents' lounge with kitchen, a beautiful one bed guest suite (subject to availability), and well-kept communal grounds with seating areas. Parking is available by permit, along with visitor spaces and mobility scooter storage with charging points. Located on the edge of Copmanthorpe, the apartment is within easy reach of local shops, healthcare services, eateries, and regular transport links, with a strong sense of community in the area.

Entrance Hallway

Glass panelled door to;

Kitchen

Wall and base units, integrated fridge and washing machine, oven, 4 hob with extractor above, stainless steel sink and draining board, power points, tiled flooring, 2 uPVC windows to side, glass panelled door to;





Living Room

uPVC window to side, uPVC French doors to rear, underfloor heating, skirting, power points

Hallway

Large storage cupboard housing electric boiler

Bedroom

uPVC window to rear, carpeted flooring, walk-in wardrobe, skirting, power points

Bathroom

Wet room, wc, wash hand basin, shower, tiled flooring, chrome heated towel rail

Basement/Spare Room/Guest Suite

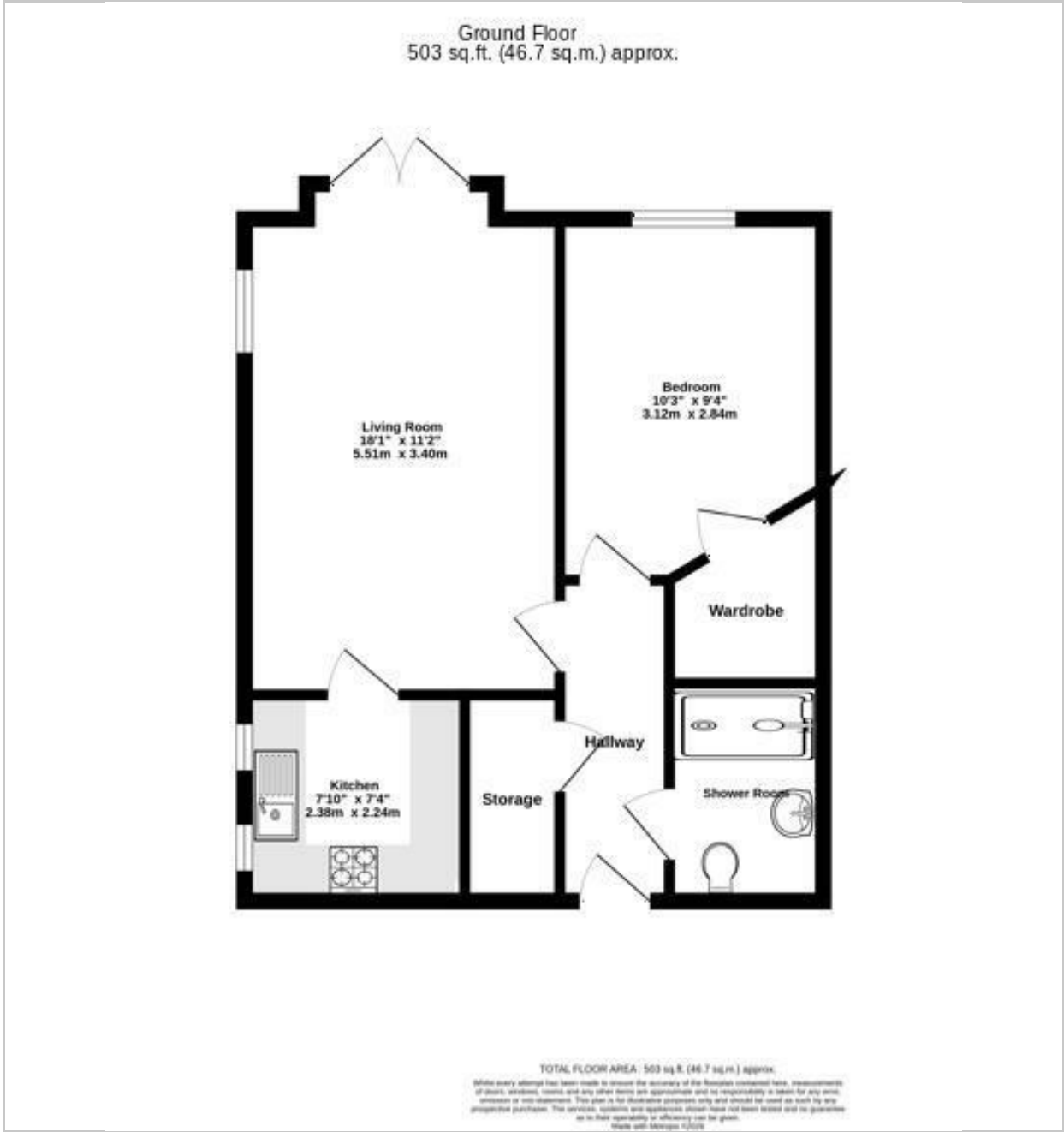
Currently charged at £45 per night

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

