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LINLEY & SIMPSON







NORTH LODGE, CLIFTON PARK AVENUE, YORK, YO30 5AB

£330,000

2 BEDROOM FIRST FLOOR APARTMENT
EPC Rating: C

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- **Impressive First Floor Apartment**
- **Two Generous Double Bedrooms**
- **Superb Open Plan Living Space with Balcony**
- **Modern Fitted Kitchen with Built-In Appliances**
- **Contemporary Bathroom and En-Suite**
- **Allocated Parking Space**
- **Electric Heating and High Performance Glazing**
- **Sought After Gated Development**

A wonderful two bedroom apartment part of a modern gated development just off Shipton Road, boasting a generous open plan living space which has French doors opening onto a balcony. The property offers easy access into the city centre and a very simple route out towards the ring road. There are also additional amenities nearby including various shops in Rawcliffe.

The secure gated development is accessed via a communal hallway with either a lift or a staircase leading to the first floor. The apartment itself begins with a long entrance hallway with fabulous oak flooring which leads down to the centrepiece of the home, the open plan lounge and modern fitted breakfast kitchen. The flooring continues into the lounge which features the French doors opening onto the small balcony. The kitchen offers a range of fitted units, a breakfast bar and various AEG built-in appliances including an oven, hob, fridge, freezer, dishwasher and a washing machine. The accommodation then continues with a primary bedroom with an en-suite shower room. There is a second good size double bedroom and finally a three piece bathroom with a heated towel rail. There are also the advantages of electric heating, high performance double glazing, contemporary lighting and is council tax band C.

Outside the development is the advantage of an allocated parking space complete with an electric vehicle charging point. There is also shared bicycle storage.

The property would make an excellent home in a sought after development but would also make an excellent investment opportunity. For details on the current and long term potential rental income, please contact the office. Please be aware the photos shown were taken before the current tenants moved in.

The property is connected to a mains electricity supply, with mains water and sewerage supplied by Yorkshire Water. The broadband types available in the area are standard, superfast and ultrafast. Mobile availability at the property is covered by all four major suppliers. Please either check the Ofcom website or contact the office for specific details and suppliers available, for both broadband and mobile.

This is a leasehold property. The lease runs from 1/2/2020 until 31/1/2270. The service charge is £143 per calendar month. The ground rent is £19 per calendar month.

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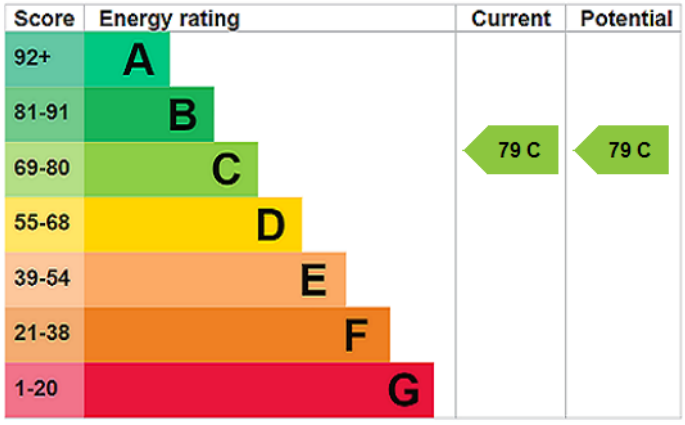




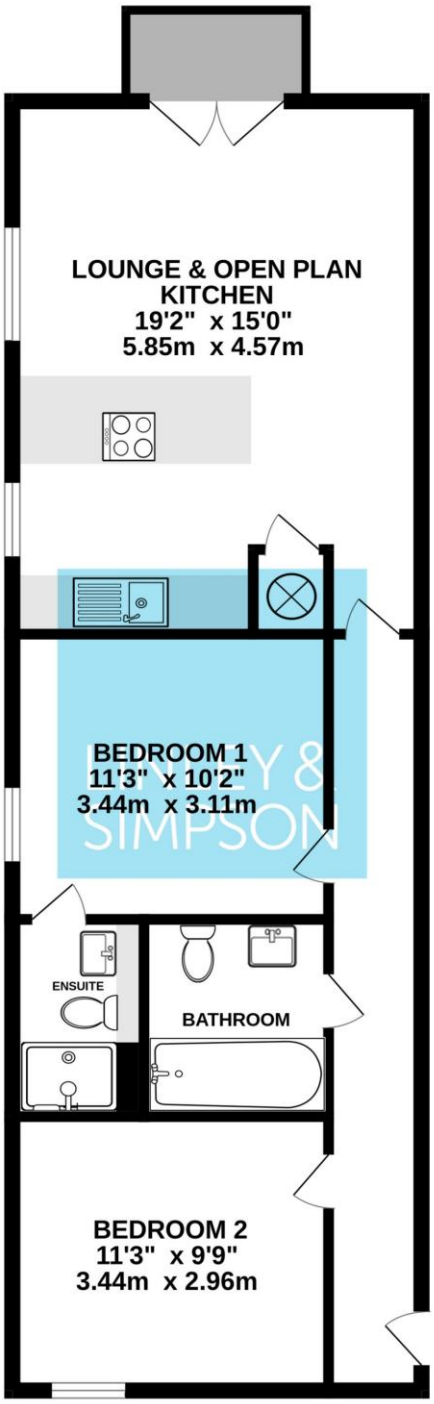








FIRST FLOOR
753 sq.ft. (70.0 sq.m.) approx.



TOTAL FLOOR AREA : 753 sq.ft. (70.0 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 purchaser. 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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AGENTS NOTE:

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider.

Floorplan and measurements – All measurements are approximate and not to scale. For Illustrative purposes only.