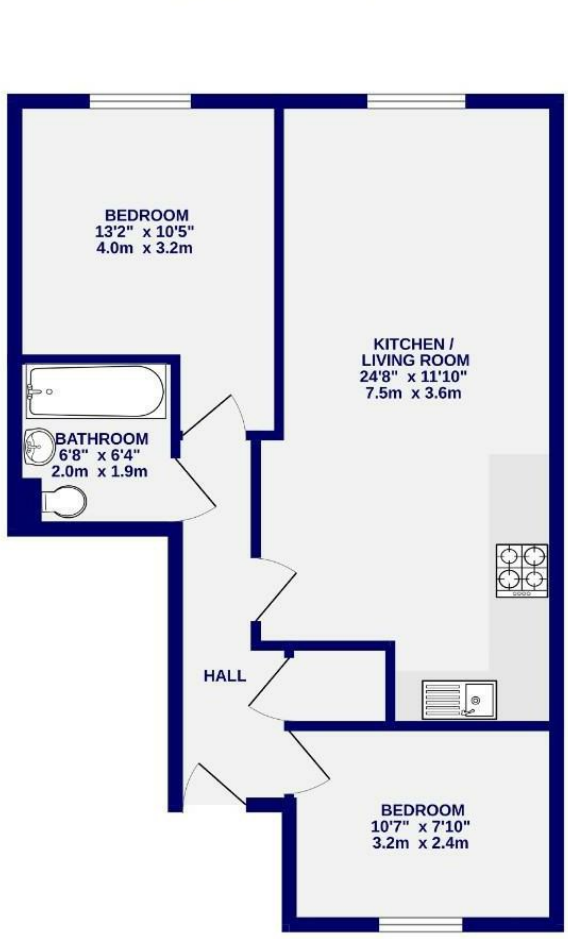


Ripon Croft
Off Heworth Green,
YO31 7SP

Leasehold
Council Tax Band - C

- Modern Apartment
- Ground Floor
- Two Double Bedrooms
- Modern Kitchen
- Modern Bathroom
- Walking Distance Of City Centre
- Private Parking Space
- EPC B



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Ripon Croft

Off Heworth Green, York

YO31 7SP

Offers In Excess Of £200,000

2 1

A modern and well presented two bedroom ground floor apartment, ideally positioned just five minutes' walk from York's historic City Walls and the city centre beyond. Offered for sale with no onward chain, this superb apartment provides spacious open plan living, allocated parking and attractive communal gardens, making it perfectly suited to first time buyers, professionals or investors.

Accessed via a secure communal entrance, the apartment opens into a welcoming entrance hall with entry phone system and useful storage. The heart of the home is the bright open plan living dining space, finished with laminate wood flooring and offering plenty of room for both lounge and dining furniture, creating an ideal setting for everyday living and entertaining.

The living area flows seamlessly into a modern fitted kitchen, well appointed with a range of wall and base units and equipped with integrated appliances including a fridge freezer, dishwasher and washer dryer.

There are two generous double bedrooms, with the principal bedroom offering particularly comfortable proportions. The accommodation is completed by a contemporary bathroom fitted with a modern panelled bath with shower over, glazed shower screen, hand basin with mixer tap and low flush WC.

Externally, the development stands within the former grounds of a Victorian villa, with original walls and mature landscaping creating delightful walled communal gardens. Residents can enjoy established lawns, flower beds and natural screening, along with the use of an attractive summerhouse and riverside setting, providing a peaceful outdoor environment.

The property also benefits from an allocated permit parking space and access to secure bicycle storage.

Leasehold
Length of lease- 105 years remaining
Ground rent - £386.88 per annum
Ground rent review period- Fixed
Service Charge- £1,094.64 per annum

Council Tax Band- C









