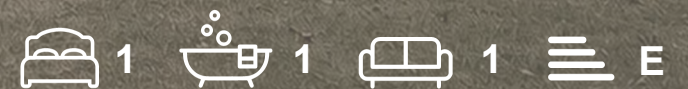




50 Nunthorpe Avenue
York, YO23 1PF
£210,000



NO ONWARD CHAIN – VIEWS TOWARDS COMMUNAL GARDENS AND SCARCROFT ALLOTMENTS – A superb first floor apartment within this gated-development, ready to move into and with the added benefit of designated parking and encircled by green space. Within close proximity to Bishopthorpe Road shopping parade, the railway station and York's city centre, this terrific property is ideally suited for owner occupiers but could also be an ideal second home. Located at the quiet end of the development with the extra bonus of having two side-windows for extra natural light, the well-cared for 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 and delightful communal gardens. An early inspection is strongly recommended!



Communal Hallway

Secure access.

Entrance Hall

Entrance door, storage cupboard, power points. Carpet.

Kitchen

Double glazed window to side, fitted wall and base units with counter tops, one and a half stainless steel sink and draining board with mixer tap, built in oven and hob, space and plumbing for appliances, power points. Vinyl flooring.



Lounge/Dining Room

16'0 x 11'3 (4.88m x 3.43m)

Large double glazed window overlooking communal gardens, electric night storage heater, TV point, power points. Carpet.





Bedroom

16'0 x 9'2 (4.88m x 2.79m)

Two double glazed windows to front overlooking allotments, large fitted wardrobes, electric night storage heater, power points. Carpet.

Shower Room

Opaque window to side, large walk-in shower cubicle, low level WC, wash hand basin, electric towel rail/radiator, tiled walls. Tiled flooring.

Outside

Designated parking space plus visitor parking, useful brick store, communal gardens, gated access.

999 year lease from 1980 leaving 953 years remaining

Ground Rent is £10 per annum

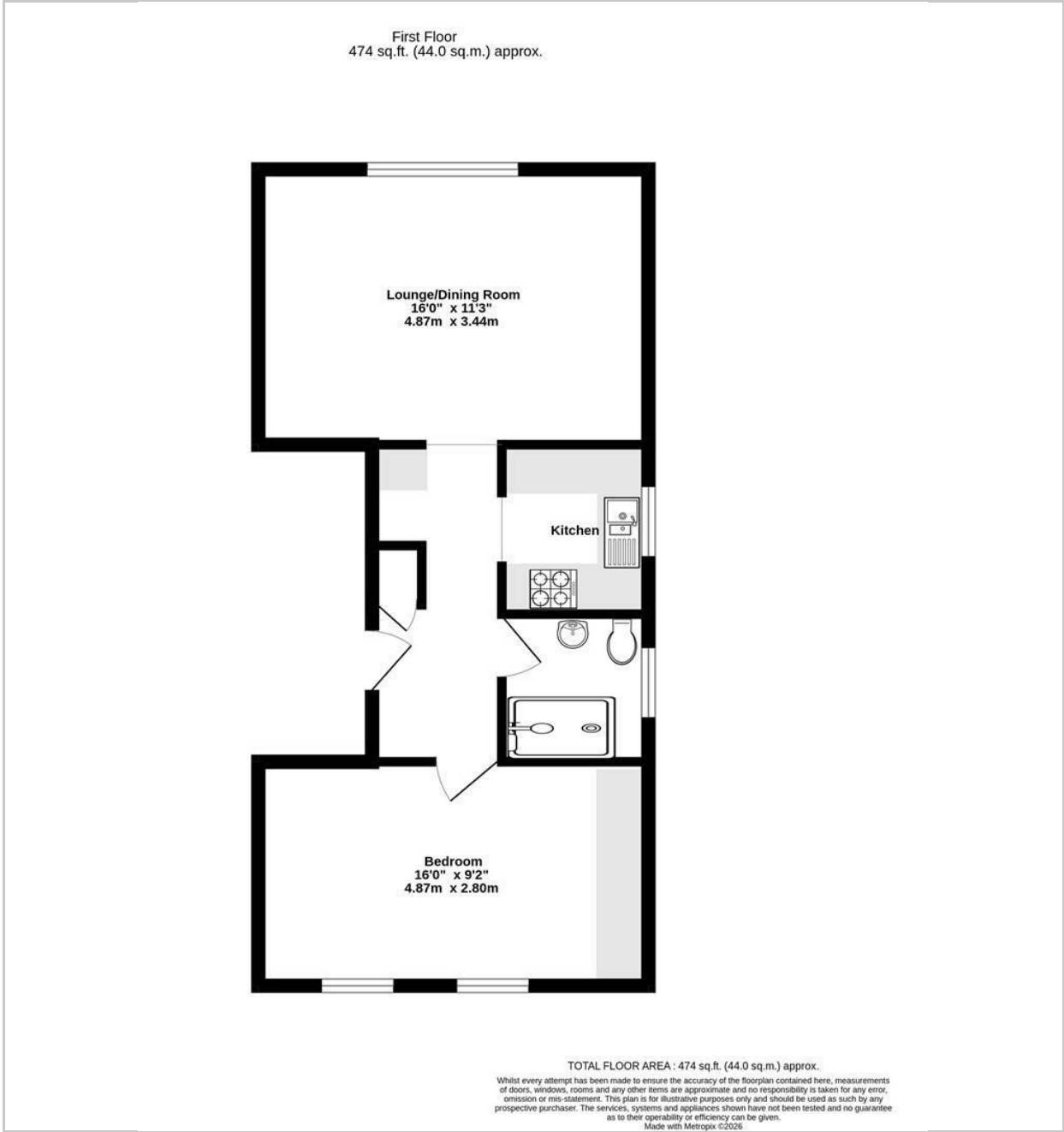
Annual Service Charge £1944

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.

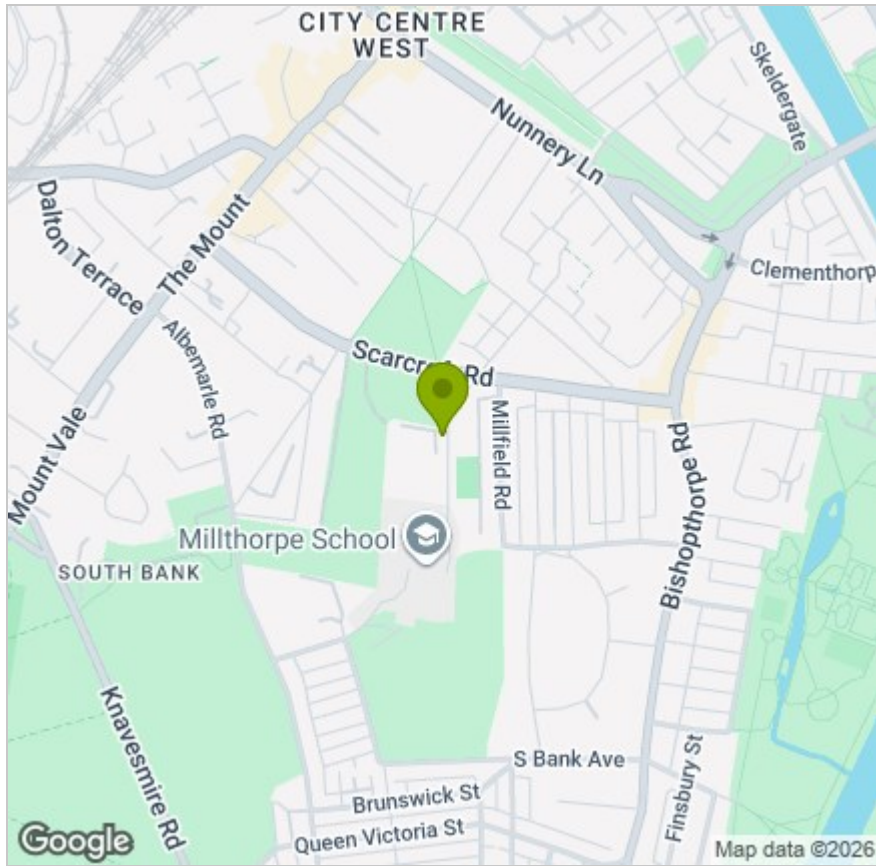


FLOOR PLAN



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

