

Important notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not energy efficient - higher running costs	(1-20) G
Current	67
Potential	67

England & Wales	
EU Directive 2002/91/EC	
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A
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What every buyer should know before buying a property and to request a copy of the full report. Measurements of rooms, fixtures and fittings are given as a guide only and should not be relied upon for the purchase of any property. Measurements are given as a guide only and should not be relied upon for the purchase of any property. Measurements are given as a guide only and should not be relied upon for the purchase of any property. Measurements are given as a guide only and should not be relied upon for the purchase of any property.



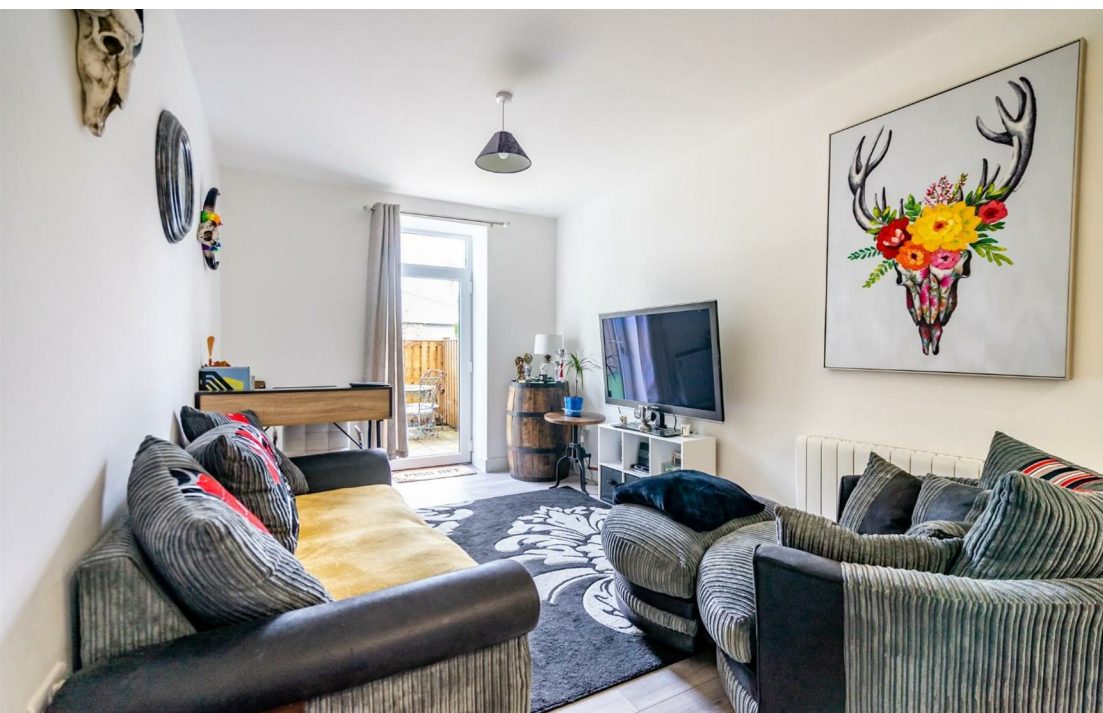
GROUND FLOOR
 492 sq. ft. (45.7 sq.m.) approx.



Flat 4, Block B Aviator Court, York
 Offers Over £145,000



Ashtons



Description

Located to the North of York, is this beautiful presented one double bedroom apartment with an enclosed rear garden. Placed within a select development close to York city centre, various commuter links, and many local amenities this property is an ideal purchase for investors or first time buyers.

The internal accommodation comprises of a spacious open plan kitchen/living area with access to the rear garden. The kitchen boasts an array of white, gloss contemporary wall and base units, integrated appliances complemented by stylish worktops. There is a double bedroom and a luxury house bathroom.

Externally, the property boasts a landscaped rear courtyard with astro turf, paved seating area and a storage shed. There is also allocated parking, viewing is highly recommended.