

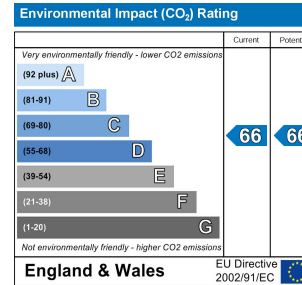
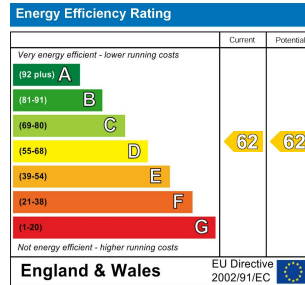


Apartment 1, Block D Aviator Court, York, YO30 4UZ

Guide Price £144,950

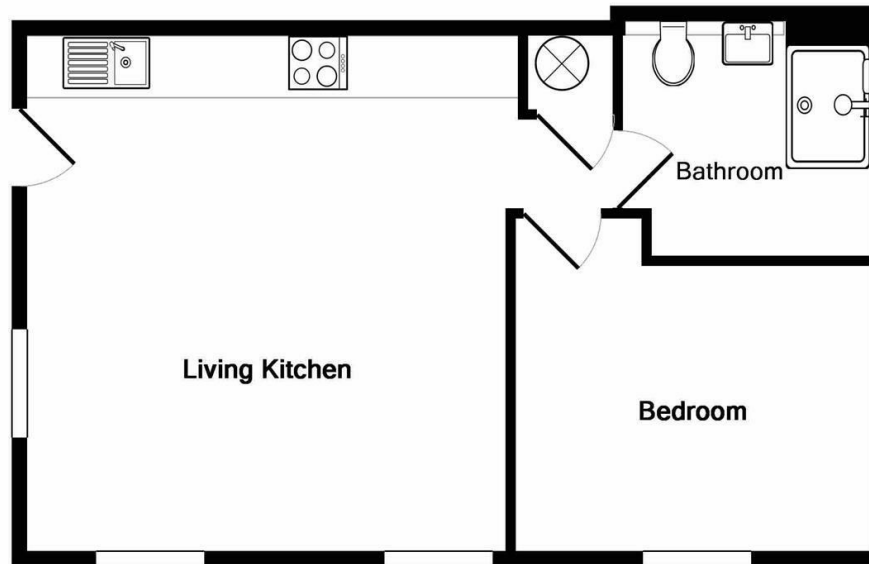
  
**Churchills**  
YORK'S INDEPENDENT LOCAL ESTATE AGENT

- Large 1 bedroom apartment
- Set within this converted development
- Modern shower room
- Ideal investment property
- Located on the ground floor
- Living room with open plan contemporary kitchen
- Allocated parking space & visitor parking



## THE PROPERTY

LARGE ONE BEDROOM GROUND FLOOR APARTMENT within this newly converted development convenient for local amenities and easy access to the by-pass. The property is finished to a very high specification and comprises private entrance, large living room with open plan contemporary kitchen with fitted appliances, double bedroom and modern shower room. To the outside is an allocated parking space and visitor parking.



Total Approx. Floor Area 463 Sq.Ft. (43.0 Sq.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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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## ACCOMMODATION

Open Plan Living Kitchen  
19'7 x 17'1

Double glazed windows to front and side, fitted wall and base units, electric oven and hob with extractor above, built in fridge freezer, plumbing for washing machine, power points, TV point, power points, electric heater. Hardwood flooring.

Bedroom  
11'8 x 11'

Double glazed window to side, TV point, power points, electric heater. Carpet.

Shower Room  
7'10 x 8'

Walk in shower cubicle, pedestal wash hand basin, low level WC, extractor fan. Tiled flooring.

Outside

Designated parking space.