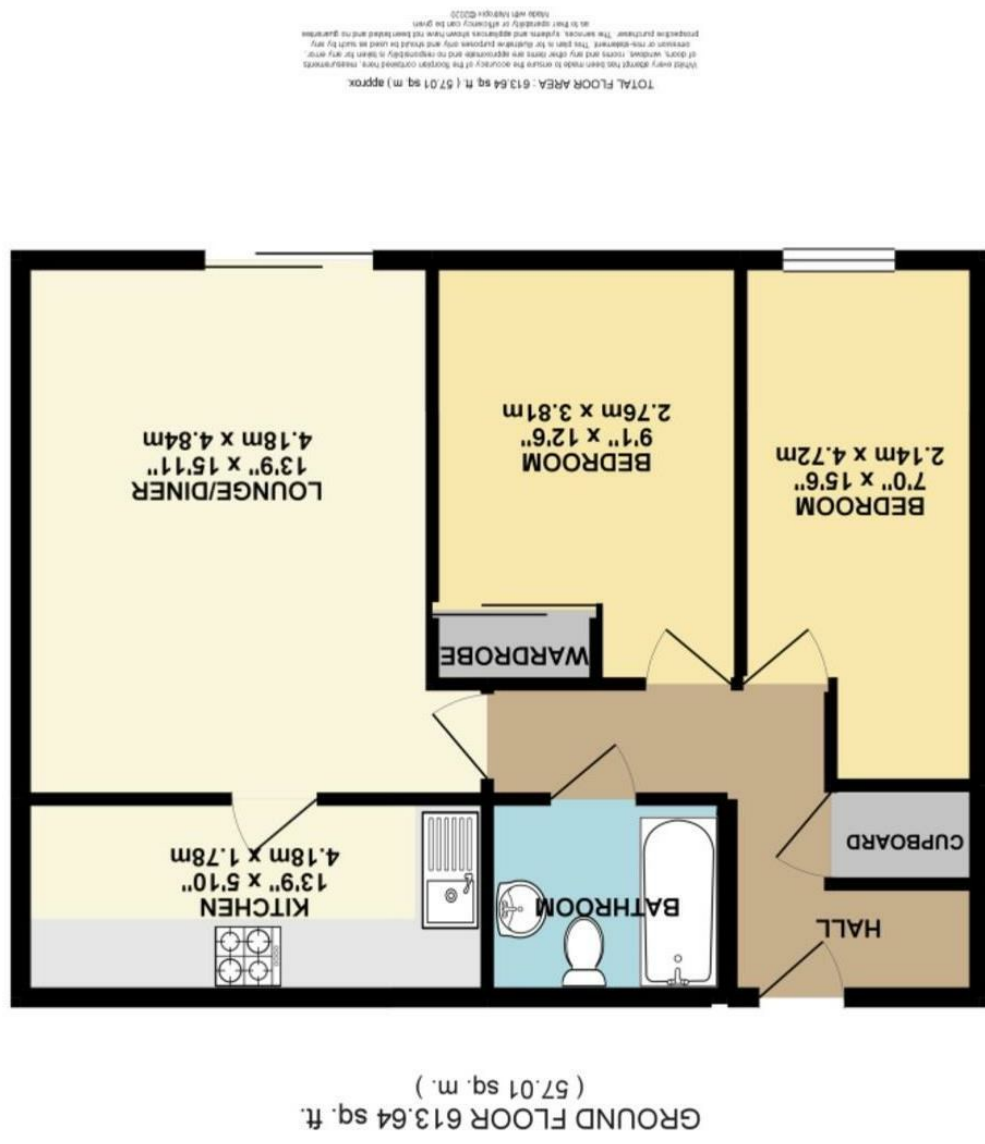


Important notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, 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	Current Potential
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

Energy Efficiency Rating	
EU Directive 2002/91/EC	Current Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not environmentally friendly - higher CO ₂ emissions	(1-20) G

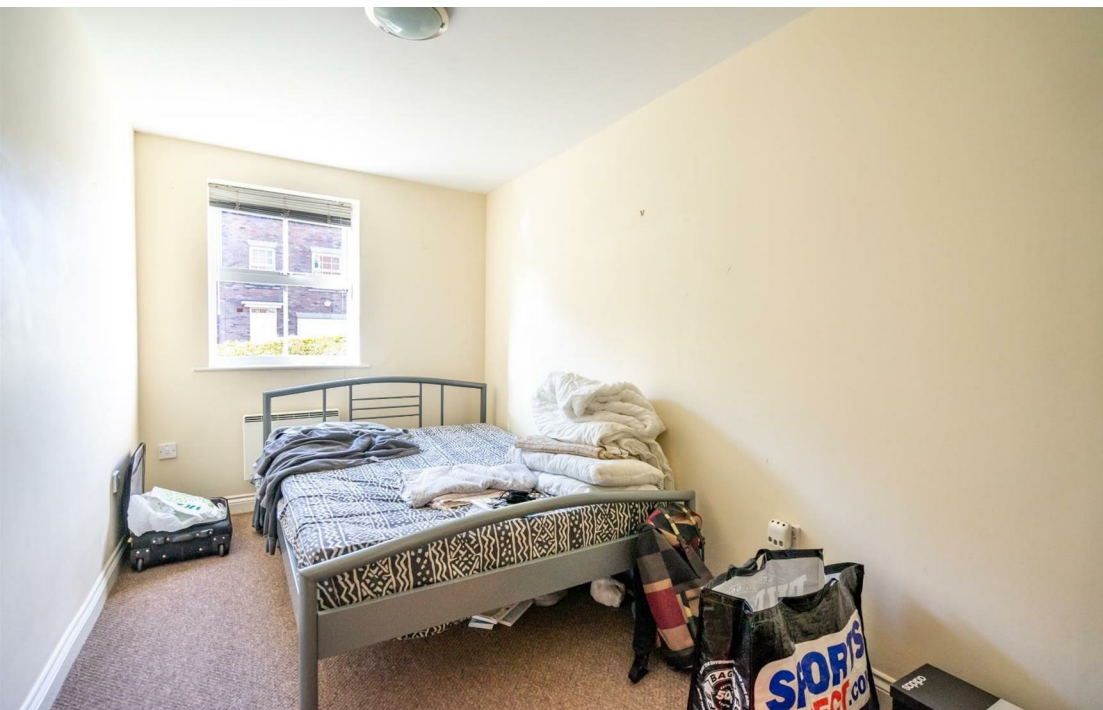
Environmental Impact (CO ₂) Rating	
EU Directive 2002/91/EC	Current Potential
Very environmentally friendly - lower CO ₂ emissions	(92 plus) A
	(81-91) B
	(69-80) C
	(55-68) D
	(39-54) E
	(21-38) F
Not environmentally friendly - higher CO ₂ emissions	(1-20) G



2 Shipton House Cobham Way, York
£150,000



Ashtons



Description

We have received an offer of £141,000 on 27th April 2021. Any increased offers are to be received within 5 days of this publication at the above agents.

Set in this popular residential development is this modern, ground floor, two bedroom apartment. the property has a designated parking space, electric heating and well proportioned accommodation including; entrance hall, lounge/diner, kitchen, two bedrooms and bathroom.

Cobham Way is located just off Manor Lane, to the north of the City Centre and is very handy for local bus stop to York and the ring road making it an ideal purchase for the commuter. The property is currently occupied with a tenant on an assured short-hold tenancy.

Physical or video viewing both available by appointment. Please contact the office to discuss further.