



Eliot Court, York, YO10 4LP

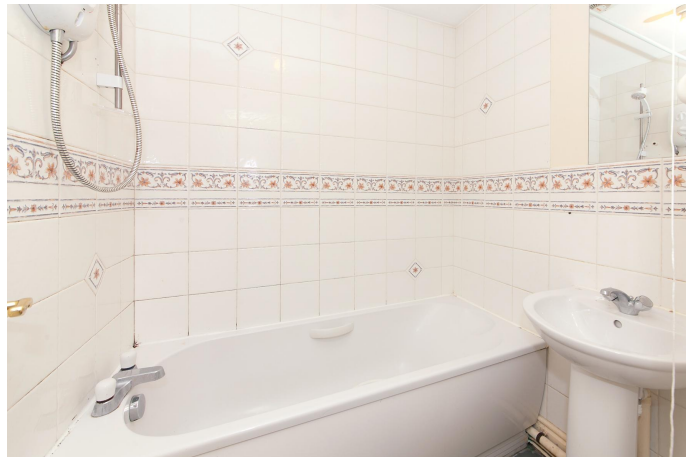
- Perfect investment or first time home
- Kitchen with fitted storage units, single oven and sink
- Living room with laminate wood effect flooring
- Two bedrooms
- Three piece bathroom suite
- Double glazing and a telephone entry system
- Service charge £1,590 with a ground rent £25 per annum. The service charge is paid quarterly
- Allocated parking to the front
- Remaining years on lease circa 950. No onward chain
- EPC = C

Guide Price £155,000

Ideal for any first-time buyer or investor, this purpose built, two bedroom first floor apartment is located in the popular area of Fulford. The property provides easy access to both York City Centre and major road links including the A64 and A19. Eliot Court is tucked away just off the main Fulford road, providing a degree of privacy. There is a substantial blocked paved parking area at the heart of the development, with allocated spaces for the residents.

The internal accommodation is accessed via a central hallway and comprises of a large living room, kitchen, two good sized bedrooms and a bathroom. The living area has been fitted with laminate wood effect flooring and provides ample room for both living and dining room furniture. Two large windows to the front of the property allow natural light to enter the room. The kitchen has a range of wall and base units, which have been upgraded since the property was purchased. There is a built in single electric oven with four ring hob, stainless steel sink with drainer and a horseshoe shaped work surface with space for white goods below. The bathroom includes a bath with overhead shower, sink and w/c.

The property has recently been repainted but would benefit from further modernisation. Double glazed windows have been fitted throughout and a telephone entry system installed to provide ease of access for guests. The property has one allocated parking space to the front.



Location

Fulford has many local amenities including pubs, restaurants, cafés and convenience stores. The Designated Footpath is running through the village. A number of cycle paths can be accessed from its own Golf club.

There are two schools located in Fulford St Oswald's primary school. The Sunday Times Schools Guide 2021 has just voted the secondary school as the Comprehensive School of the Decade.

Agents Note : There was evidence of movement a number of years ago, however we have been informed that there has been no further signs of movement since.

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| Energy Efficiency Rating | | Current | Potential |
|--|----------|---------|-----------|
| <i>Very energy efficient - lower running costs</i> | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not energy efficient - higher running costs</i> | | | |
| England, Scotland & Wales | | 78 | 82 |
| EU Directive 2002/91/EC | | | |

| Environmental Impact (CO ₂) Ra | | Current | Potential |
|---|----------|---------|-----------|
| <i>Very environmentally friendly - lower CO₂ emissions</i> | | | |
| (92-100) | A | | |
| (81-91) | B | | |
| (69-80) | C | | |
| (55-68) | D | | |
| (39-54) | E | | |
| (21-38) | F | | |
| (1-20) | G | | |
| <i>Not environmentally friendly - higher CO₂ emissions</i> | | | |
| England, Scotland & Wales | | 0 | 0 |
| EU Directive 2002/91/EC | | | |

Viewing strictly by appointment

Tenure Leasehold

Council Tax Band B

Local Authority York City Council

Services Mains drainage, water and electric



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First Floor Flat

Approx. 47.3 sq. metres (509.3 sq. feet)



All floorplans and measurements are provided for information purposes only. Plans should not be scaled from or used as reference.
Plan produced using PlanUp.

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