



**Ashgrove, Flat 15, 43 The Village, Haxby, York, North Yorkshire, YO32 2HY**



- Over 60's Apartment • Kitchen • Lounge • Double Bedroom • Wet Room • Communal facilities include lounge, laundry room & guest suite • Communal gardens & shared parking • EPC Rating = B • uPVC double glazing and electric heating
- No Onward Chain

## Guide Price £100,000

Situated in the heart of the popular village of Haxby and offered onto the market with NO ONWARD CHAIN

This one bedroom apartment exclusively for the over 60'S with excellent communal facilities within the apartment building.

Upon entering the apartment there is a range of storage cupboards. The lounge has a coal effect electric fire in modern surround and the window overlooks the communal gardens below. There is an arch through to the modern kitchen, with a range of fitted wall and base units with contracting work surfaces. There is an integral eye level electric oven and four ring ceramic hob, the stainless steel sink unit is set slightly lower than the rest of the work surfaces for easy use.

The double bedroom has two double wardrobes and window overlooking the communal gardens.

Completing the apartment is the wet room with push button WC, hand basin in vanity unit, Mira sport shower, grab rail and wall mounted shower seat.

Other features include a house manager, residents lounge, laundry, lift and residents communal garden.

To appreciate what the apartment and complex has to offer we recommend an early inspection.

Agents note: We have been informed that the lease has 91 years remaining, the annual ground rent is currently £60.76 and the annual service charge is £2912.78

### Location

Ashgrove is positioned on The Village itself right in the centre of Haxby, just 3.8 miles north of York City Centre. Haxby has an extensive range of local shops and amenities including convenience stores, supermarkets, bakeries, cafes, restaurants, Banks, Dental Surgery, Doctors surgery, Chemists, hairdressers, florists, Church and community halls where regular local events are held. There is a bus service to and from York City centre and surrounding areas. For the motorist the outer ring road (A1237) is 1.2 miles south giving access to both Monks Cross and Clifton Moor Shopping as well as the A64 which is 3.5 miles south east giving access to Leeds and further afield.





**A NICELY PRESENTED PROPERTY WITH NO ONWARD CHAIN**





**R M English Ltd, 13 Walmgate, York, YO1 9TX Tel: 01904 697900**





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

Address: The Village, Haxby, York, North Yorkshire, YO32 2HY  
Reference: 812

Environmental Impact (CO <sub>2</sub> ) Ra		0	0
		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	<b>A</b>		
(81-91)	<b>B</b>		
(69-80)	<b>C</b>		
(55-68)	<b>D</b>		
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Not environmentally friendly - higher CO <sub>2</sub> emissions			
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Viewing strictly by appointment

Tenure Leasehold

Council Tax Band A

Local Authority York City Council

Services Electric heating



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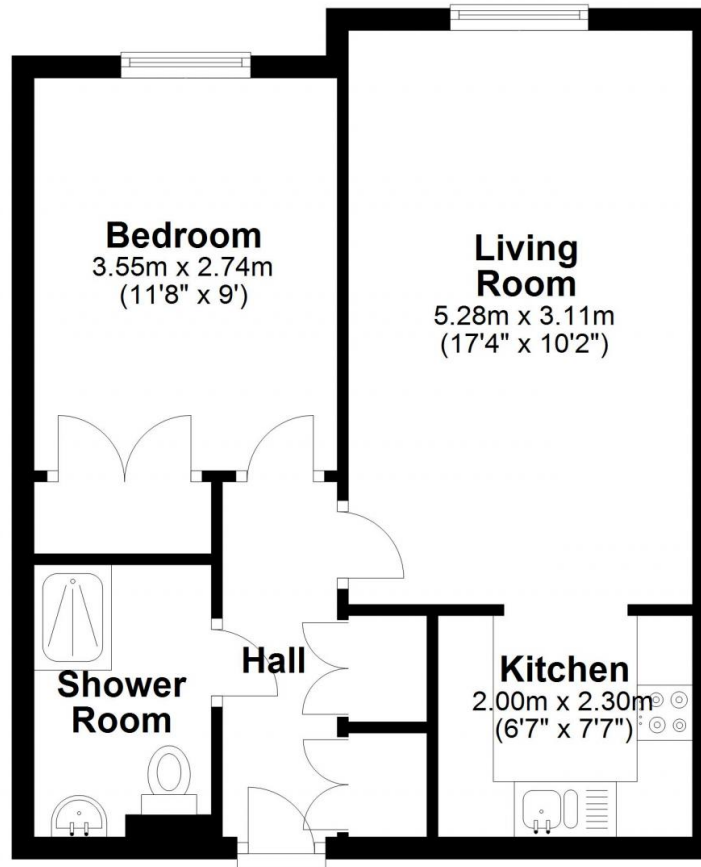
Offices in **York, Pocklington and Market Weighton**

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## Ground Floor

Approx. 42.4 sq. metres (456.8 sq. feet)



Total area: approx. 42.4 sq. metres (456.8 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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