





A luxury two bedroomed first floor apartment recently converted to a high specification together with garden and parking to the rear. The development is accessed via a remote gated entrance leading to the secure carparking and gardens with an allocated seating area for each apartment. The property benefits from underfloor heating and fitted floor coverings. The accommodation includes an entrance hall, spacious open plan living room/kitchen with large bay window to the front. The modern kitchen with breakfast bar area includes integrated hob, double oven, dishwasher and fridge/freezer. There are two bedrooms and a luxury shower room/wc with walk in double shower. The first floor can be accessed via stairs or the lift.







- Two bedroomed first floor apartment with gated access
- Lift and stairs to first floor
- Secure parking and garden
- Newly converted to a high specification
- Luxury shower room/wc and kitchen with integrated appliances

#### GENERAL INFORMATION

Tenure: Leasehold 999yrs from 2024. Service charge £420 per quarter. Each apartment owner will have a 1/5th share of the freehold.

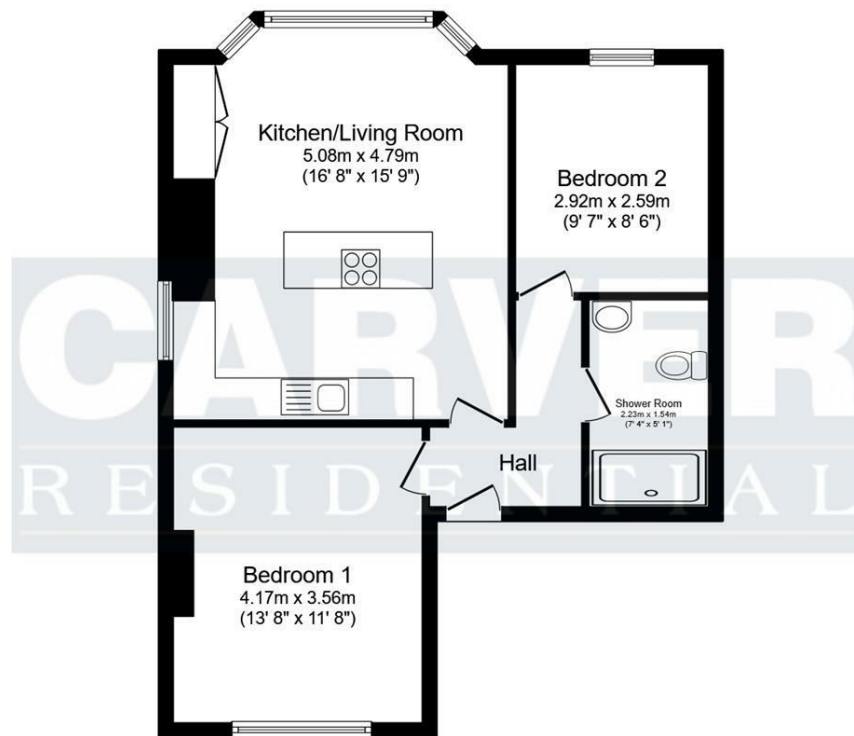
Services: Gas central heating, mains electric, water and drainage.

Double glazing ( Not bay window )

Local Authority: North Yorkshire Band B

Buyer(s) Identification Checks

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### First Floor

Floor area 61.0 sq.m. (657 sq.ft.)

Total floor area: 61.0 sq.m. (657 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by [www.Propertybox.io](http://www.Propertybox.io)

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	80	80
(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		
England & Wales		EU Directive 2002/91/EC

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MAB 6202



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