

FAIRFIELD COURT, GALE LANE, YORK YO24

£130,000 leasehold

1 bedroom apartment for sale

LINLEY &
SIMPSON



- **First Floor Apartment**
- **Secure Gated Development**
- **Allocated Parking Space**
- **One Double Bedroom**
- **Well-Presented Throughout**
- **No Forward Chain**

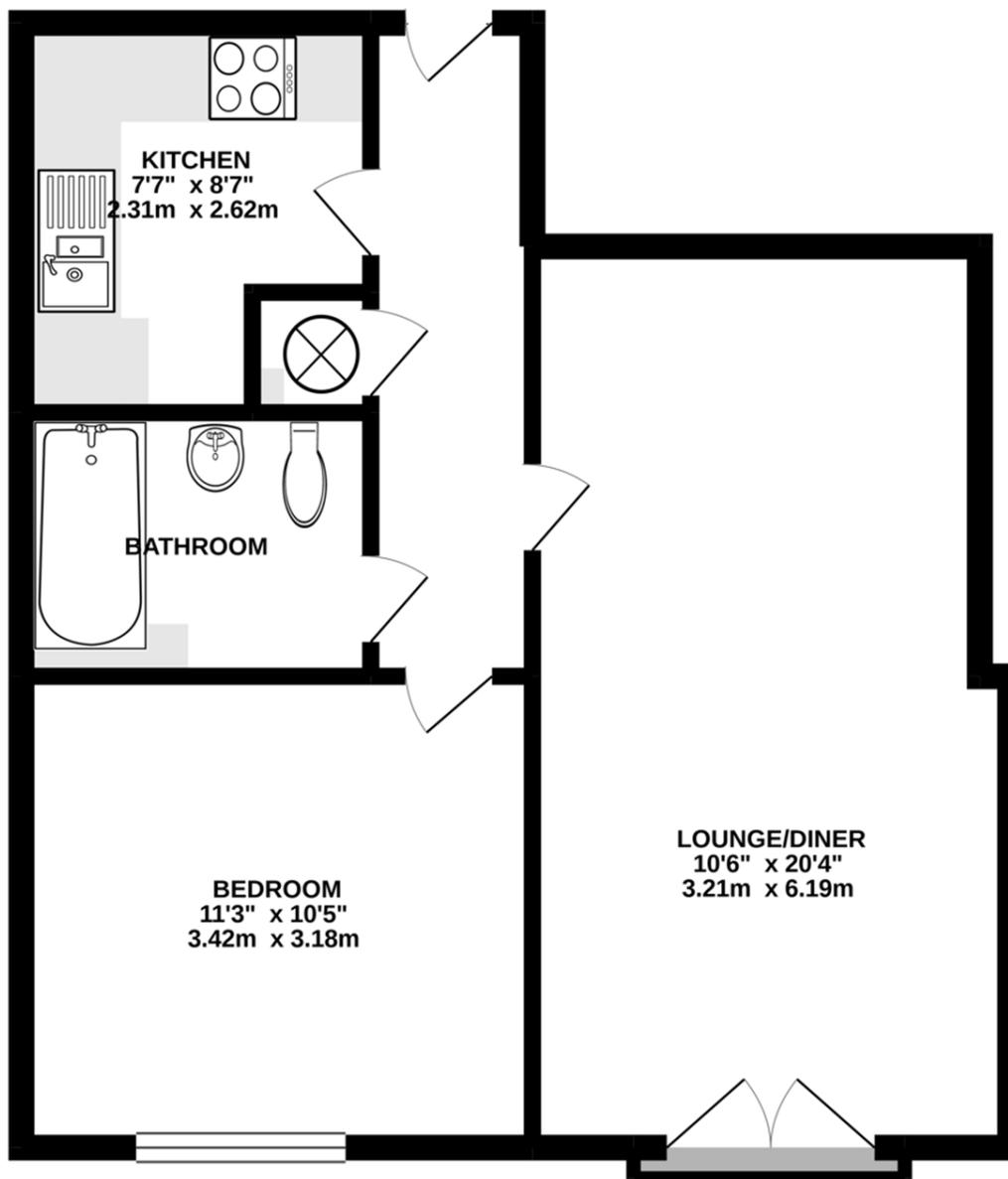
An impressive first floor apartment finished to a very high standard throughout and offering an allocated parking space in addition to some lovely communal gardens. Located to the west of the city with good links with the city centre, the property has many amenities nearby.

The development is reached through a set of electric gates and a secure communal hall gives access to a staircase leading to the first floor. The internal accommodation has been updated and well-maintained by the current owner including new carpets this year and must be viewed to appreciate the quality of the accommodation on offer. A private hallway with entry phone system and cupboard housing a recently updated hot water tank leads to the centrepiece of the home, a generous lounge/diner. Bathed in light from a set of south/west facing French doors, there is a Juliet style balcony overlooking the communal gardens. The accommodation continues with a double bedroom and a fitted kitchen with a built-in oven and hob. There are also free standing white goods including a fridge, dishwasher, washing machine and microwave that are included with the sale. Finally there is a three piece bathroom with a shower over the bath. Outside is the communal gardens with lawned areas and a paved pathway and the allocated parking space with additional visitor parking and bicycle storage. Offered with no forward chain.

Call **01904 655222** to view this property, or visit linleyandsimpson.co.uk for more details



FIRST FLOOR
516 sq. ft. (48.0 sq. m.) approx.



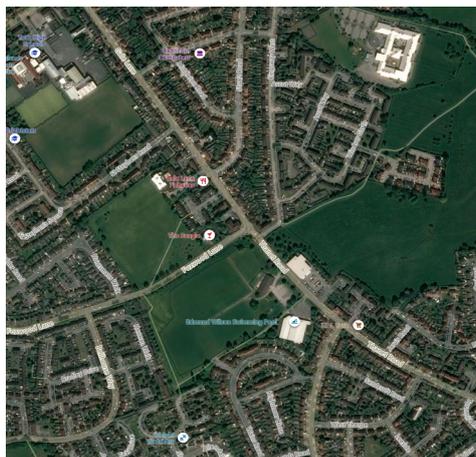
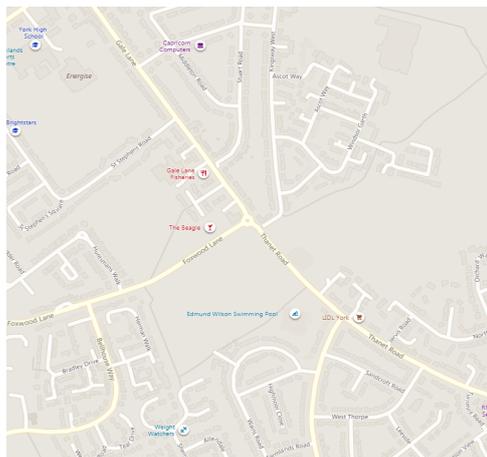
TOTAL FLOOR AREA : 516 sq. ft. (48.0 sq. m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.

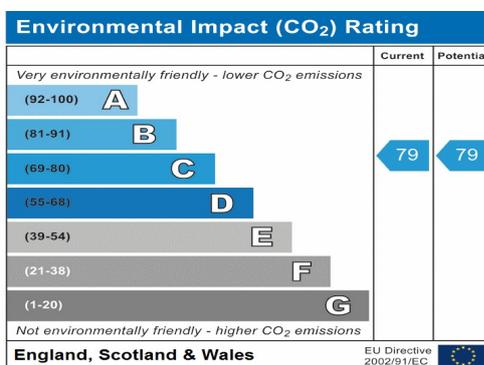
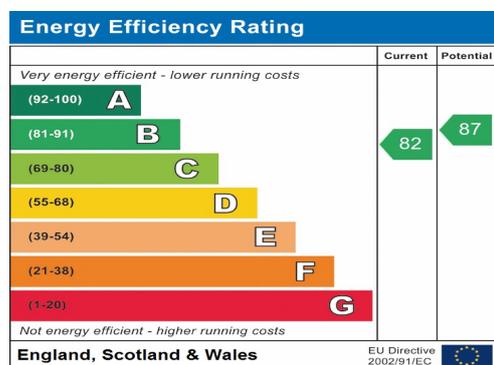
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£130,000 leasehold



Tenure: **Leasehold**
Lease Expires: **3004**
Ground Rent: **£140.49 Per Annum (2018)**
Service Charge: **£1384.94 Per Annum (2018)**
Local Authority: **City of York Council**
Council Tax: **Band B - £1,289.00 per year (York 2019/20)**



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9:00am to 5:00pm
Saturday
9:00am to 1:00pm



Referral fees

We may receive a commission, payment, fee or reward (known as a Referral Fee) from ancillary providers for recommending their service to you. Whilst we offer these services, as we believe you may benefit from them, you are under no obligation to use these services and you should consider your options before accepting any third parties terms and conditions.

Conveyancing

We routinely refer buyers to a panel of conveyancers and offer a complimentary value-add conveyancing comparison service. This service is provided to help you get legally prepared for purchase. Please note, information is provided for your convenience only and we do not recommend or endorse any third-party providers or services. You can decide whether you choose to deal with this panel of conveyancers. Should you decide to use one of the panel conveyancers, we will receive a referral fee of £250 from them for recommending you to them. You will need to enter into separate legal agreements with any third parties you engage, and we encourage you to read the terms and conditions of service and privacy policies of any service provider you instruct to assist you with your house sale (and purchase if applicable). Full details of the referral payment will be confirmed within the Client Care letter of the chosen panel member.

Mortgage Advice Bureau (MAB)

We routinely refer buyers to MAB. You can decide whether you choose to deal with MAB. Should you decide to use MAB, Linley and Simpson Group will receive a payment of £250 from MAB for recommending you to them.

We have prepared these particulars as a general outline for guidance only. The services, appliances and equipment have not been tested and we have not carried out a structural survey. All areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. No person in the employment of Linley & Simpson has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars. Linley & Simpson Limited, 2 Low Ousegate, York YO1 9QU.