

ARUNDEL HOUSE, RIPON CROFT, YORK YO31

£200,000 leasehold

2 bedroom apartment for sale

LINLEY &
SIMPSON



- **Modern Top Floor Apartment**
- **Open Plan Lounge/Diner and Kitchen**
- **Three Piece Bathroom**
- **Two Bedrooms**
- **Allocated Parking Space**
- **Communal Gardens**

A beautifully presented two bedroom top floor apartment featuring an impressive open plan living space and the huge advantage of allocated parking. Part of a modern development just off Heworth Green, the property has excellent access to the city centre. There is also a simple route out of the city towards the ring road and also Monks Cross and Vanguard shopping parks.

The apartment is reached via a secure communal hall with a staircase leading to the second floor. Once inside, a private hallway with useful storage cupboard leads down the main living space, the open plan lounge/diner and fitted kitchen. The generous space is bathed in light from windows on two elevations and the lounge area has French doors with a Juliet style balcony. The kitchen has wall and base units as well as built-in appliances. The master bedroom benefits from a built-in wardrobe and the second double bedroom is also of a good size. Finally there is a three piece bathroom with a white suite and a shower over the bath. As expected with a development of this age there is double glazing throughout and electric heating.

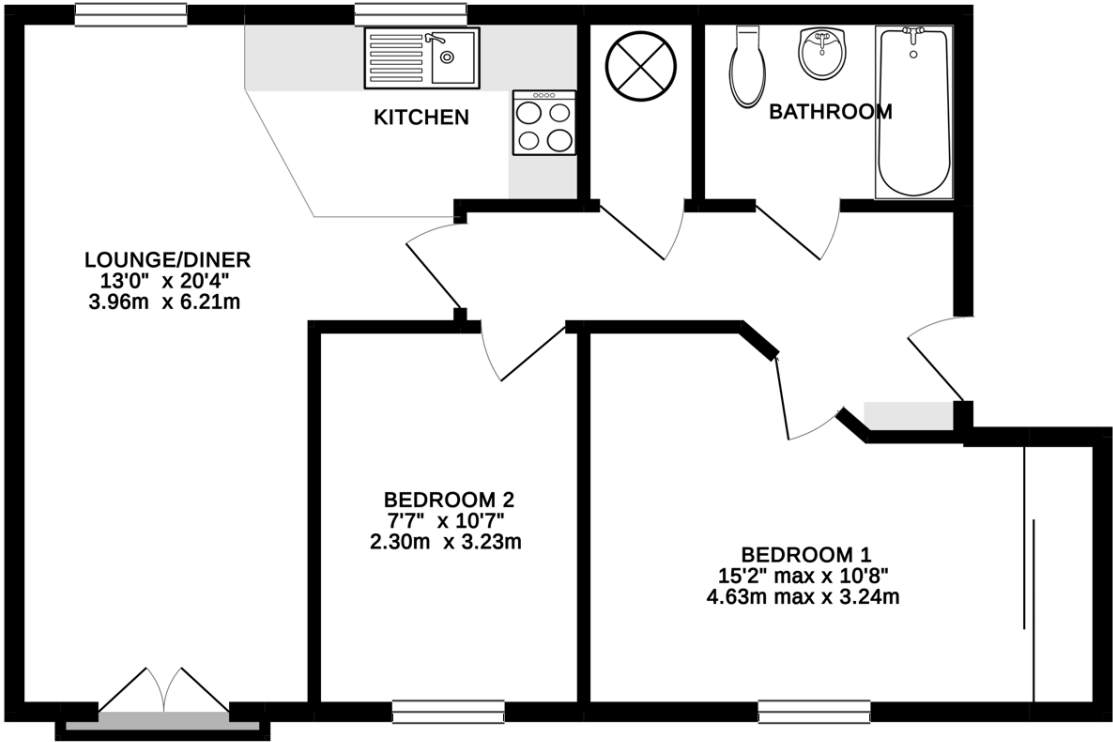
Outside the property is the allocated parking space and the delightful communal gardens. A viewing is highly recommended to appreciate the accommodation on offer.

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

ARUNDEL HOUSE, RIPON CROFT, YORK YO31
£200,000 leasehold



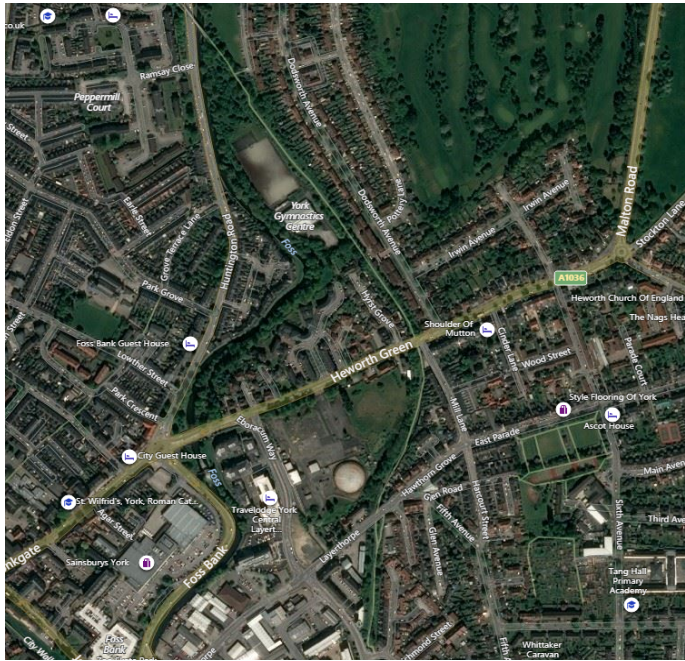
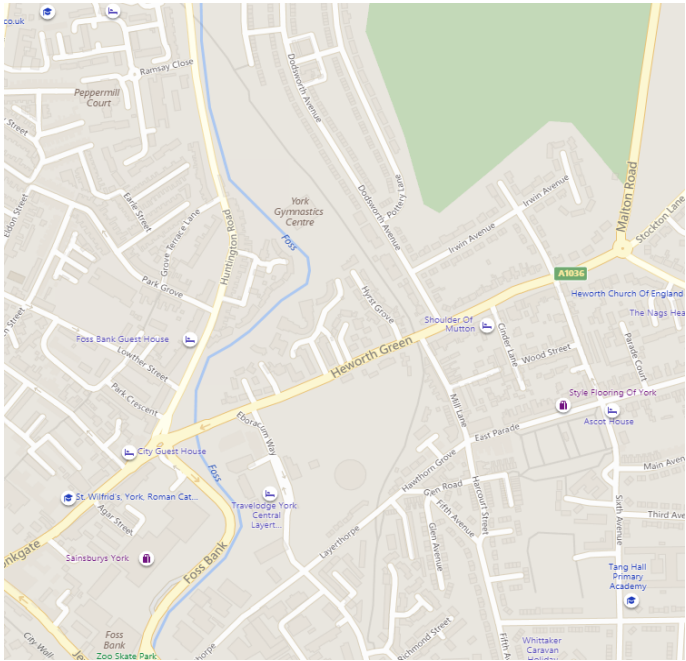
SECOND FLOOR 598 sq. ft.
(55.5 sq. m.)



TOTAL FLOOR AREA : 598 sq. ft. (55.5 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.
Made with Metropix ©2019

ARUNDEL HOUSE, RIPON CROFT, YORK YO31
£200,000 leasehold



Tenure: **Leasehold**
Lease Expires: **2135**
Ground Rent: **£254.08 Per Annum**
Service Charge: **£676.92 Per Annum**
Local Authority: **City of York Council**
Council Tax: **Band C - £1,413.68 per year (York 2018/19)**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	63	64
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	70	71
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England, Scotland & Wales		
	EU Directive 2002/91/EC	

2 Low Ousegate
York YO1 9QU

tel: 01904 655222
email: york@coalters.com

www.linleyandsimpson.co.uk

Monday - Thursday
8:30am to 6:00pm
Friday
8:30am to 5:00pm
Saturday
9:00am to 4:00pm



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.