



**Preston
Baker** 
Estate & letting agents

Apartment B, Halo 7
Amy Johnson Way, York, YO30 4ZH
£190,000


BEST
ESTATE AGENT GUIDE
2018 : TOP 100
SALES & LETTINGS

At a glance

www.prestonbaker.co.uk

2X  1X  1X  1X  2X 



Ideal for first time buyers, couples and investors. This beautifully presented contemporary ground floor apartment is located in a modern building featuring high ceilings, stunning open plan living and an attractive enclosed garden. You have easy access to Clifton Moor Shopping Park and local amenities plus strong road links via the A1237 to the A19, A59 and A64.

The apartment offers a generous bright airy lounge diner which is open plan to a fabulous kitchen boasting modern hi-gloss fitted units complimented by a full range of integrated appliances.

The central hallway has doors to a large cupboard which houses the hot water tank, a contemporary shower room which features a double size walk-in shower, a master bedroom with door to rear garden and a good size second bedroom, currently used as a study.

Outside, there is a block paved driveway to the front with 2 allocated parking spaces, and to the rear, an attractive enclosed garden.

Benefits electric central heating with smartphone control, double glazed windows and PVCU double glazed doors.

Leasehold



LOUNGE/DINER
19'2" max x 17'4" max
5.84m max x 5.29m max

KITCHEN
10'4" x 7'10"
3.16m x 2.39m

MASTER BEDROOM
11'5" max x 13'5"
3.47m max x 4.08m

BEDROOM 2
8'6" max x 10'4"
2.58m max x 3.15m

HALLWAY

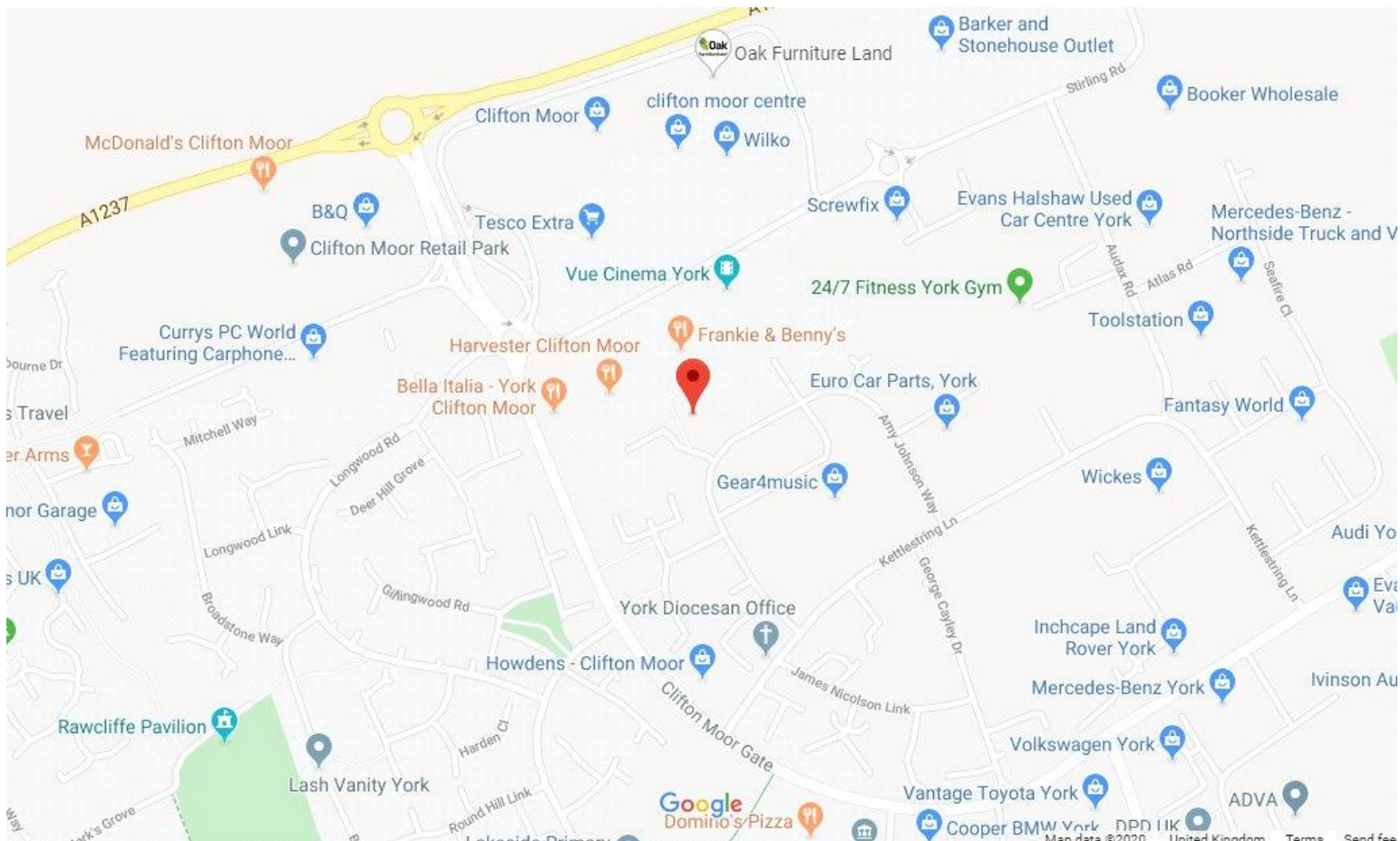
STORE

SHOWER ROOM

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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
90+	A		
81-90	B		
69-80	C		
55-68	D	57	57
39-54	E		
21-38	F		
1-10	G		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	