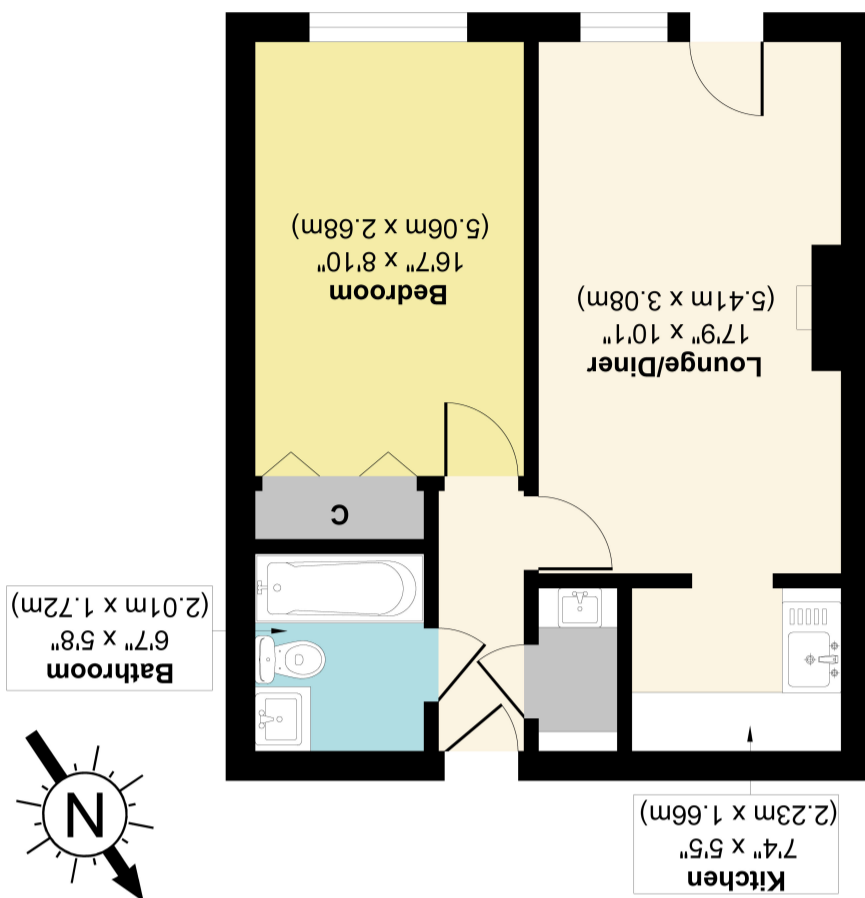


Approx. Gross Internal Floor Area 464 sq. ft / 43.10 sq. m  
Illustration for identification purposes only, measurements are approximate, not to scale.  
produced by Pixels44.co.uk



# Langley House, Dodsworth Avenue, York YO31 7TR

Standing in Langley House is a well positioned one bedroom ground floor apartment with door opening onto the communal garden. Offered for sale with the benefit of no onward chain and available for the over 55's, the well maintained complex is within close reach of York City Centre, with good on site facilities and also offers visitor parking spaces. The bright apartment briefly comprises; a good sized sitting / dining room, kitchen, one double bedroom with fitted wardrobes and a three piece bathroom. The development itself has an onsite warden and residents also have use of a communal lounge with kitchenette as well as an onsite laundry room.

Lease: 61 years left  
Ground Rent: 386.80 PA  
Management / Service Charge: £133.30 PM

- No Onward Chain
- Ground Floor Apartment
- One Double Bedroom
- Spacious Lounge with Door to garden
- Over 55s Development
- Communal Areas
- Close to City Centre
- Bathroom

Travelling from Monk Bar towards Heworth, continue over the roundabout onto Heworth Road and take the left hand turning onto Dodsworth Avenue where Langley House can be seen on the left hand side.

Situated on the outskirts of the centre of York, Heworth is an ideal place for access into the city either by foot or bus. Dodsworth Avenue and Heworth itself offer a range of local facilities. Supermarkets are close by at Monks Cross Shopping park and York City Centre is within walking distance offering an excellent range of shopping and leisure facilities.

