



WISHART
ESTATE AGENTS

Apartment 22
Smithson Court
Copmanthorpe
York
YO23 3AA
£185,000

- McCarthy & Stone apartment
- Exclusively for the over 60s
- Modern & well maintained
- Bedroom with walk-in wardrobe
- 24-hour emergency alarm
- Communal gardens
- Sought after village with amenities
- Close to York city centre



REDUCED TO SELL

Built in 2015, this beautiful, first floor, retirement apartment is located within the sought-after village of Copmanthorpe, with easy access to local amenities and just a few miles from the historic City of York.

Boasting a spacious lounge, modern kitchen and bedroom with walk-in wardrobe, this apartment is ideal for those wishing to downsize to a low maintenance and secure property. With an on-site House Manager (during the hours 9am-2pm) and communal lounge and gardens, the apartment also features the luxury of electric underfloor heating.

Approached via the gated car park and with access via the secure, main entrance door, the well-maintained communal hallways, stairwells and lifts lead to the first floor, where the property can be found. The apartments are all built with the residents in mind and feature carefully considered fixtures and fittings such as wider doorways with attractive

internal doors, illuminated light switches and triple glazed windows. The development also benefits from a rubbish chute from the ground floor, removing the inconvenience of carrying household rubbish outside.

The front entrance door leads into the wider than average hallway, which features a walk-in storage cupboard, entry system with intercom and emergency pull cord system.

As with the rest of the apartment, the lounge is nicely decorated in neutral tones with dual aspect windows bringing light into the room and with views over the A64 and towards Pike Hills Gold Club. Ample space is provided for a range of reception furniture and allows for a lounge with dining area if desired. There is a large array of power and digital TV points.

From the lounge, the kitchen is fitted with a good range of timber effect wall and base units with contrasting work surfaces over. Integral appliances include an eye level oven and grill, induction hob with extractor hood over and a

fridge freezer and washer dryer. A stainless steel sink unit and drainer is situated beneath a window to the rear aspect. The bedroom is a good sized double room with a large walk-in wardrobe fitted with hanging rails and shelving. A window is situated to the rear aspect with views over the A64 to Pike Hills Golf Club and Askham Bog woodland beyond.

The spacious shower room is fitted with a three piece suite comprising; a large walk-in shower with hand rail, a hand basin set on a vanity unit with storage and a low level WC. The walls are fully tiled with a mosaic border with a large mirror fitted above the hand basin. An eye level, wall mounted heated towel rail is also fitted.

Smithson Court benefits from a spacious residents lounge with kitchen area and an array of books and games and a TV. A guest suite is also provided, subject to availability, for visitors from afar to book for an overnight stay.

Externally, the development stands in beautifully maintained grounds with an array of plants and shrub borders and beds, and a spacious, communal courtyard with seating area. Additional entrance doors can be found from the car park, for ease, and to the rear of the building.

Parking:

The car park provides allocated parking on a permit scheme which is available on a first come first served basis, at a cost of £250 per annum and should be discussed with the management company at the point of purchase. Day to day visitor parking spaces are available, again on a first come, first served basis. A purpose built facility is also provided for storing electric mobility scooters, with the benefit of charging points.

Location:

Smithson Court is located on the edge of the village of Copmanthorpe, with a frequent bus service stopping just a few metres away from the gates. The village boasts an array of local amenities including; a doctor's surgery,

dentist, pharmacy, hairdressers and takeaways, alongside a range of shops. It is also home to a popular Indian restaurant, tea room and public house, The Royal Oak. The village also benefits from a thriving community scene with a variety of classes and activities at the recreation centre, village hall and WI.

Leasehold:

Smithson Court is a leasehold property.

Leasehold: 125 years and 3 days from 1st January 2015

The managing agent: McCarthy & Stone.

Annual ground rent: £425. Ground rent is payable every 6 months.

Annual service charge is £2302. Annual building insurance and water rates are included in the annual service charge, however, contents insurance and other outgoings, such as council tax payments, and electricity etc. must be arranged and funded by owners separately.

The service charge also includes, although is not limited to; the electricity and power to communal areas, the 24 hour emergency call system, upkeep of the grounds, repairs and maintenance to the interior and exterior communal areas.

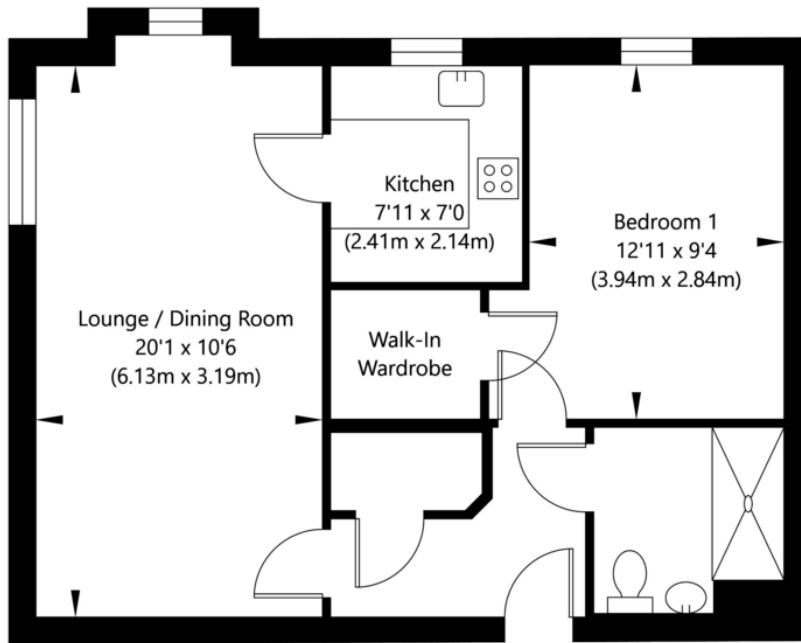
At any point of sale, the *current owner* of the property should be aware a 1% fee, of the total resale price, is payable upon the sale of the property. This is for the development's contingency reserve.

Please note, some of the information in this brochure has been obtained from McCarthy & Stone's website: <https://www.mccarthyandstoneresales.co.uk/property-details/29587624/york/smithson-court-1>

Viewings:

As this is a retirement property, we are required by McCarthy & Stone to provide 48 hours notice prior to each viewing, so they can inform residents that visitors will be in and around the building.





First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 554 SQ FT / 51.44 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 554 SQ FT / 51.44 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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COUNCIL TAX BAND

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TENURE

Leasehold (119 Years)

LOCAL AUTHORITY

York City Council

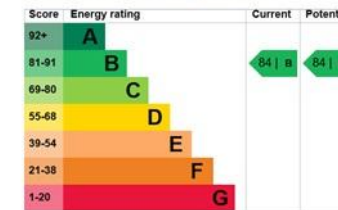
DIRECTIONS

Leaving the A64 at the Askham Bar exit, signposted for York SW and follow the signs and correct lane for Copmanthorpe. Continuing on Tadcaster Road, leading into the village and passing under the flyover, Smithson Court is located on your right hand side as the road becomes Top Lane.

Energy efficiency rating for this property

This property's current energy rating is B. It has the potential to be B.

[See how to improve this property's energy performance.](#)



The graph shows this property's current and potential energy efficiency.

Properties are given a rating from A (most efficient) to G (least efficient).

Properties are also given a score. The higher the number the lower your fuel bills are likely to be.

For properties in England and Wales:

- the average energy rating is D
- the average energy score is 60

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

As long standing members of both organisations, Wishart Estate Agents proudly comply with the code of practice of the [National Association of Estate Agents](#), and [The Property Ombudsman](#). Further information about [NAEA](#) & [TPO](#), our code of practice and consumer guides can be found on their websites.