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ESTATE AGENTS

Apartment 5
Smithson Court
Top Lane
Copmanthorpe
York
YO23 3AA
£305,000

- McCarthy & Stone apartment
- Exclusively for the over 60s
- Modern ground floor apartment
- Master bedroom with en suite
- 24-hour emergency alarm
- Communal lounge & gardens
- Sought after village with amenities
- Close to York city centre



Situated in a prime position overlooking the communal gardens and the leafy village entrance, this ground floor apartment features a balcony, alongside the well- designed accommodation, as well as all of the benefits one expects from a McCarthy & Stone retirement apartment. Built in 2015, this beautiful development is located within the sought-after village of Copmanthorpe, with easy access to local amenities and just a few miles from the city centre.

With modern fixtures and fittings, spacious room sizes and the luxury of an en suite, this apartment is ideal for those wishing to downsize to a low maintenance property, without having to compromise on space, storage and facilities. An on- site House Manager (during working hours 8.30am-1.30pm) and communal lounge and gardens add an element of security and community to retirement living.

Approached via the gated carpark and with access via the secure, main entrance door, the well-maintained hallway leads to the communal lounge and ground floor apartments, 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 and triple glazed windows. The development also benefits from a rubbish chute from the ground floor, removing the inconvenience of carrying household rubbish outside.

Located to the right hand side of the development, the front entrance door leads into the wider than average hallway, which features a walk- in storage cupboard with power and plumbing, entry system with intercom and emergency pull cord system.

The practical wet room style shower room is fitted with a modern, three piece suite comprising; a shower unit, pedestal hand basin and low level WC. The room is fully tiled with style, spa style tiles with a mirror, shelving and heated towel rail all fitted.

Bedroom two is a good sized double bedroom with an window over- looking Top Lane. As with the rest of the

apartment, it is beautifully decorated in tasteful and neutral tones with ample space for a range of furniture.

The spacious lounge features French doors to the balcony, with views over the communal gardens and towards Askham Bog nature reserve and the city, beyond the A64. A further window combines to allow for plenty of light to flood into the room. Ample space is provided for a range of reception furniture and would also allow for a modest dining area if desired. As you would expect from a property of this age, there is a large array of power points 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 dishwasher. A stainless steel sink unit and drainer are situated beneath a window overlooking Top Lane. Open shelving and deep pan drawers offer further, useful storage solutions.

Bedroom one is a good sized double room boasting excellent storage having being fitted with a range of tasteful wardrobes and dressing table, with a further built in, walk in wardrobe. A window is situated to the side aspect with views over the gardens with the road beyond. Complementing the main shower room, the spacious en suite 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 large mirror fitted above the hand basin and 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.

The car park provides allocated parking on a permit scheme which is available on a first come first served basis, at a cost of £20 per month 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.

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.

Smithson Court is a leasehold property. The current leasehold is for 125 years from 1st January 2015

The Landlord for the leasehold, and the managing agent, is McCarthy & Stone.

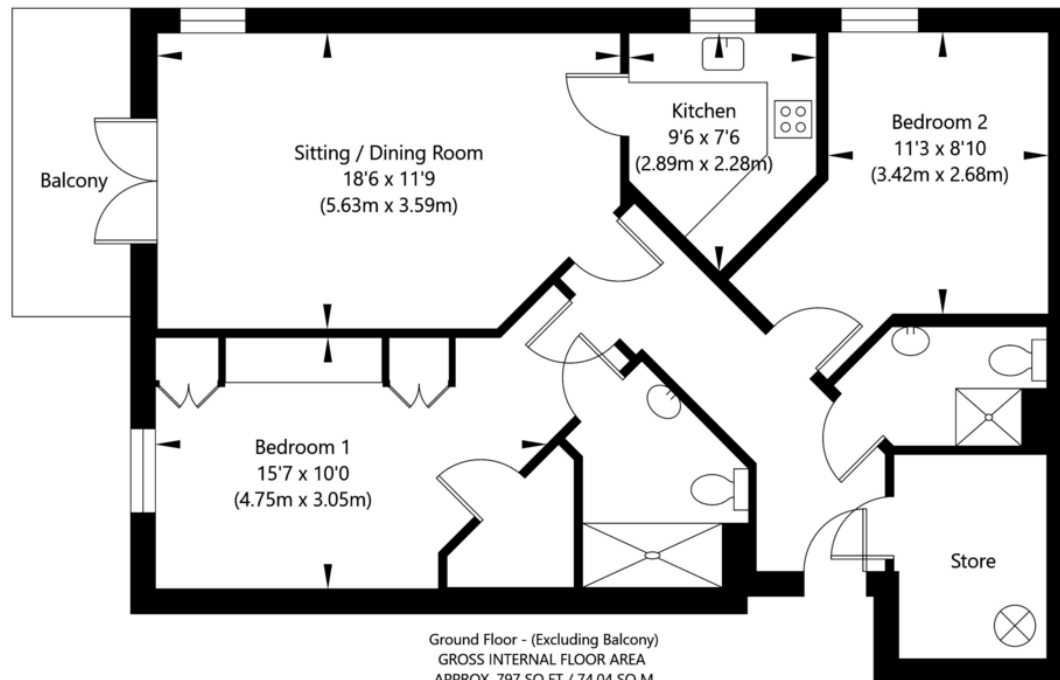
The current annual ground rent payable is £495. Ground rent is payable every 6 months.

The current annual service charge is £3454 per year, paid monthly. 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.

A 1% fee, of the total resale price, is payable upon the sale of the property for the development's contingency reserve.





NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 797 SQ FT / 74.04 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 (120 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.

[Click here for the Energy Performance Certificate](#)

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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 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.

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