



Apartment 3D, Stonebow House, York, YO1 7NP

Guide price £490,000



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PRIME

RESIDENTIAL



Apartment 3D, Stonebow House

Superb city-centre apartment in the heart of YO1 offering superb views across the city, secure parking and a generous west facing balcony.

This third floor two bedroom apartment is ideally situated in an Iconic York building and enjoys stunning views of the city centre and York Minster. One of just 17 select apartments, the property boasts an excellent finish and an allocated gated parking space.

Accommodation comprises:-

Communal entrance, private entrance hall, free -flowing kitchen/dining and sitting room with access to balcony, primary bedroom with en-suite shower room, second double bedroom and bathroom

Allocated parking space, visitors parking and EV charging

DESCRIPTION

Living in Stonebow House is a statement in itself. This iconic York building divides opinion through its striking brutalist exterior dating back to 1965. Now, following its transformation from commercial utility building to luxury residential living, the building has become a much loved local landmark. Cementing itself as one of York's most sought after addresses and home to some of the best quality apartments, in a location that's hard to beat right in the heart of YO1.

One of just 17 luxury apartments this stylish property enjoys superb views of the city and the Minster from its 3rd floor balcony. Secure access is provided via a private and well-appointed communal entrance with full lift access to all floors. Further keypad entrance is available at first floor level via the gated carpark where there is an allocated parking space, with further visitors parking and EV charging points.

The Apartments within Stonebow House offer the very best quality finish and provide well-considered living spaces with all that is required for comfortable modern life. Apartment 3D enjoys a particularly pleasant outlook towards the historic Minster and York's most historic streets. The spacious two bedroom apartment extends to in excess of 800 square feet, with 2 very generous bedrooms and 2 stylish bathrooms. There are excellent storage solutions throughout the apartment including built in wardrobes with an additional on-site private basement storage facility.

The generous kitchen is well-appointed with high-end Bosch appliances, and is finished with contemporary matt cabinets, granite worktops and a sociable island with wine cooler and induction hob. This versatile space is free flowing with kitchen/dining and living perfectly combined and full-height windows to 2 aspects enjoying stunning cityscape views and access to the West facing balcony.

Stonebow House enjoys a commanding position where The Stonebow meets Fossgate/Walmgate, and is ideally placed just steps away from York's vibrant eating area with its wide array of culinary outlets and sophisticated cafe bars. All the amenities/culture the city has to offer are within steps of your door and the railway station is within walking distance, with in excess of 50 trains daily to London King's Cross, many in under 2 hours.

- **Luxury apartment in iconic York building**
- **Unrivalled location in the heart of YO1**
- **Views towards York Minster and across the city-centre**
- **Secure allocated parking**
- **Generous and well-planned living space with full-height windows**
- **No forward chain**
- **West facing balcony**
- **Great storage solutions**
- **Primary bedroom with en-suite and fitted wardrobes**
- **2nd double bedroom and generous hallway with study area**

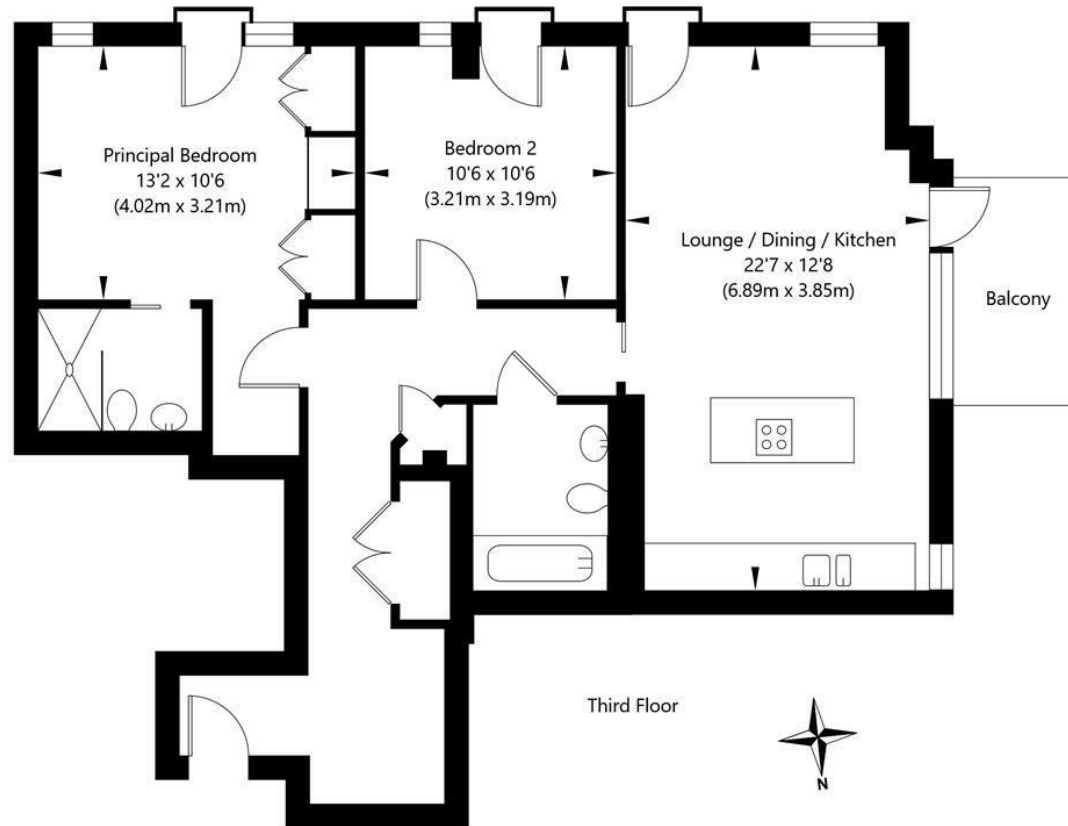
Leasehold



Apartment 3D Stonebow House, York, YO1 7NP

APPROXIMATE GROSS INTERNAL FLOOR AREA

Total - 826 SQ FT / 76.75 SQ M



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
All Measurements and fixtures including doors and windows
are approximate and should be independently verified.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	78	78
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

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