



The Penthouse, Merchant Exchange, York, YO1 6LT

Offers over £795,000



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PRIME

RESIDENTIAL



The Penthouse Merchant Exchange

Exceptional 3 Bedroom Penthouse Apartment Featuring Unrivalled Outside Entertaining Space, Parking and stunning riverside views toward York Minster and Clifford's Tower

Significant Penthouse delivering York's best views from two large roof terraces in the very centre of YO1 with in excess of 1700 square feet of serious living space including 3 bedrooms, 2 bathrooms and 2 parking spaces.

Accommodation comprises:-

Communal entrance, entrance hall, free flowing kitchen/dining living room, snug/den, primary bedroom with en suite shower room and private roof terrace, 2 further double bedrooms, family bathroom, Magnificent roof terraces, secure under-croft parking for 2 cars

DESCRIPTION

This magnificent riverside penthouse apartment provides exceptional views of York's most iconic landmarks and the delightful River Ouse. Originally bought off-plan, the apartment is brought to the market for the first time in 20 years and provides in excess of 1700 square feet of living space in addition to the most impressive roof terraces which wrap around the building providing exceptional outside entertaining space with unrivalled far-reaching views.

The apartment enjoys light and spacious accommodation with a cathedral ceiling and floor to ceiling windows showcasing the cityscape and river views to the main living space, which also has direct access to the main roof terrace, truly bringing the outside in. The centre-piece of this striking apartment, this impressive room provides ample living and dining space as well as a fitted kitchen with built-in appliances.

In contrast to the scale and splendour of the living room, a cosy snug/den offers potential for a variety of uses and provides the perfect space to relax.

There are 3 generous double bedrooms all with built-in wardrobes, the primary bedroom also having a large en suite shower room and access to a further generous and very private roof terrace.

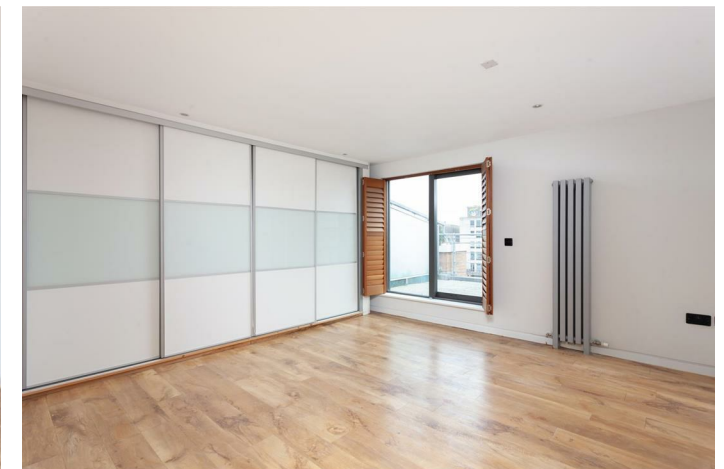
Enjoying a prominent position in the popular Merchant Exchange development, the property is located on the corner of Bridge Street and Skeldergate. The railway station is within easy reach and all the restaurants, bars and attractions the city has to offer are right on the doorstep.

The apartment is reached via a secure communal entrance from Bridge Street, with a lift and staircase leading to an external walkway and features a delightful internal courtyard with seating area at the centre of the building.

The property has central heating fired by an electric boiler and double glazing throughout.

- **One of York's Best Penthouse Apartments offered to the market for the first time in 20 years**
- **2 significant roof terraces affording unrivalled river views and plentiful space for parties/serious entertaining**
- **Situated in the Heart of the City with all amenities at your door**
- **Secure Underground Parking for 2 vehicles**
- **Free-Flowing and Versatile Living Space with cathedral ceiling to sitting room and far reaching views**
- **3 generous bedrooms with built in wardrobes**
- **2 modern bathrooms - with en suite to primary bedroom**
- **No Onward Chain**
- **Walking distance to the railway station with many trains to London in under than 2 hours**

Leasehold



Merchant Exchange, 2 Bridge Street, York, YO1 6LT



Fourth Floor
GROSS INTERNAL FLOOR AREA
APPROX. 1738 SQ FT / 161.48 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1738 SQ FT / 161.48 SQ M
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		65	65
(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	