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APARTMENT 1 • BOOTHAM HOUSE • YORK



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## APARTMENT 1

Bootham House, Bootham, York  
YO30 7BZ

York Minster 0.3 miles • York City Centre 0.5 miles  
York Railway Station 0.6 miles • York Ring Road 4 miles

**A modern, luxurious two-bedroom  
apartment in Bootham with private  
garden and parking**

Lobby • entrance hall • kitchen/breakfast  
room • living room • garden room • utility •  
cloakroom

Bedroom 1 with bathroom • bedroom 2 with  
shower room

Private parking space • walled garden

For Sale Leasehold

Apartment 1 in Bootham House is an outstanding ground floor apartment with its own private front door entrance, garden room, walled garden facing southwest, and secure parking space. Bootham House stands proudly on the corner of Bootham and Marygate from where it delivers a superb view of York Minster in all its Gothic glory.

- A luxurious two-bedroom city centre apartment
- Sumptuous, bespoke designed accommodation totalling 1395 sq. ft
- High quality fixtures and fittings throughout
- South-west facing walled garden
- Private gated parking
- EPC rating C
- Convenient location just outside the city walls, in the heart of York
- Short and pleasant stroll to mainline York Railway Station
- No chain

The contemporary kitchen combines functionality with elegance with its granite worktops, white matte units with soft closing technology, and fully integrated appliances. This magnificent kitchen seamlessly flows into the stylish living and dining space. The garden room floods with natural light from the roof lantern and bifold doors that open out onto the sunny garden. There is also a utility and separate cloakroom. The spacious principal bedroom enjoys views into the garden and offers fitted wardrobes and a stylish en suite bathroom complete with underfloor heating, a frameless shower enclosure with matt black fittings, separate bath, tiled floors, and towel rail. The second bedroom also has fitted wardrobes, an en suite shower room, and overlooks the charming street of Bootham.

## Enviorns

The historic City of York needs no introduction. Surrounded by medieval city walls with a magnificent Gothic cathedral and twelfth century Norman castle, this city takes centre stage in the annals in British history. It is also a thriving modern metropolis with a flourishing café culture, restaurants, bars, world class galleries, theatres and museums. Moreover, the city enjoys superb road links and rail connections.

Bootham House lies within striking distance of York's bustling centre, the mainline railway station, and the open green spaces and riverside walkways that run along the river Ouse. The botanic Museum Gardens with the medieval ruins of St Mary's Abbey lie adjacent, providing a picturesque route on foot into the heart of the city. On the doorstep is a useful Sainsbury's Local as well as the highly regarded independent schools, St Peter's and Bootham.

**Tenure:** Leasehold, 999 years from 1 January 2020. There is no ground rent payable, the service charge is £5,000 per annum.

**EPC Rating:** C

**Council Tax Band:** E

**Services & Systems:** Mains water, electricity, drainage, and gas central heating.

**Fixtures & Fittings:** Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

**Local Authority:** City of York  
[www.york.gov.uk](http://www.york.gov.uk)

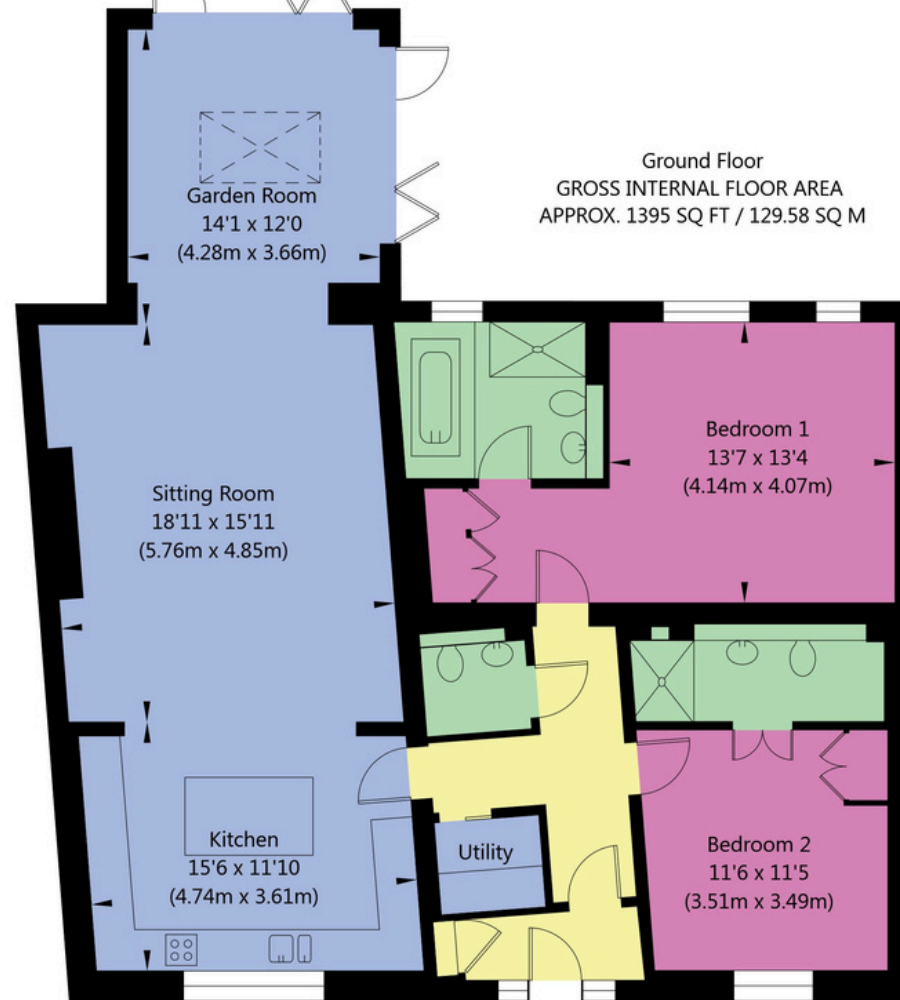
**Directions:** Leaving York from Bootham Bar, travel along Bootham and past the turning for Marygate on the left-hand side, Bootham House is the first property on the left. what3words: ///highs.ritual.fully

**Viewing:** Strictly by appointment

**Money Laundering Regulations:** Prior to a sale being agreed, prospective purchasers are required to produce identification documents in order to comply with Money Laundering regulations. Your co-operation with this is appreciated and will assist with the smooth progression of the sale.



# Flat 1 Bootham House, York, YO30 7BZ



Ground Floor  
GROSS INTERNAL FLOOR AREA  
APPROX. 1395 SQ FT / 129.58 SQ M



Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72   C	72   C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 1395 SQ FT / 129.58 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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City

Country

Coast