Blenkin & Co

ESTABLISHED 1992

47 ST ANDREWGATE · YORK

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York YO1 7BR

York Railway Station 0.8 miles · York Ring Road 3 miles · Leeds Bradford Airport 29 miles

Superb central-city duplex apartment with York Minster views

Entrance hall · cloakroom wc · kitchen/breakfast room · bedroom 3/dining room · living room · 2 further bedrooms · bathroom

Private garage · communal garden

For Sale Leasehold

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Blenkin & Co
CHARTERED SURVEYORS

Priestley House, 36 Bootham
York, YO30 7BL
sales@blenkinandco.com
01904 671672

blenkinandco.com

This substantial duplex apartment extends over the first and second floors of a boutique apartment block, tucked away in a quiet corner of the city. It offers versatile accommodation and the prospect of loft-style living with leafy rooftop views to York Minster. The apartment includes a garage and the use of a beautifully-tended communal garden. St Andrewgate is situated within the city walls between Monk Bar and King's Square in one of York's handful of tranquil residential areas in the city centre, just a short stroll from the city's amenities and railway station.

- Nearly 1500 sq ft of versatile accommodation
- Contemporary fixtures and fittings including a Neptune kitchen, Villeroy & Boch bathroom
- Light-filled apartment with windows on three aspects
- Views of York Minster
- Ideal for downsizers, as a second home or AST rental
- Vacant, no onward purchase
- Extremely low ground rent, just £12 per annum fixed in perpetuity
- Garage
- Private communal garden for residents
- Located in the very heart of the City Centre and strolling distance of York Railway Station

The front door on St Andrewgate opens to a communal hall and staircase rising to the first floor and private entrance of No. 47. One of only four apartments in this boutique apartment block, No. 47 is part of an award-winning development dating from the early 1980s.

On the lower/first floor are two generous double bedrooms with wooden louvre shutters, a house bathroom with Villeroy and Boch fittings and electric underfloor heating, an additional cloakroom/wc with Duravit sanitaryware, a kitchen and dining room/third bedroom.

The smart and stylish Neptune kitchen has granite worktops, integrated appliances, a Stoves Range Cooker, a sink facing the window, and a useful laundry cupboard. The erection of a stud partition wall has created the extra room/bedroom, currently used as a dining room. The option remains to return it to a single room extending the width of the apartment; this would potentially allow for a 23 ft kitchen/breakfast room or a principal bedroom with an en suite bathroom.

The room on the top floor is impressive; it extends 25 ft x 22 ft at its widest with a conservatory on the northwest corner that provides glorious views over the communal gardens to a medieval hall and west towards York Minster's great east window, the largest expanse of medieval stained glass in the country. A striking central brick column (formerly used to hold the gas flue) is obsolete and could be removed to create a loft-style kitchen/dining/living room space with elevation and views. This room has the added benefit of generous eaves storage and a separate entrance from the upper communal staircase, used solely by No. 47.

The current owners have only ever used No. 47 St Andrewgate as an occasional, second home, and its fixtures and fittings have therefore been subject to minimal wear and tear. This splendid city centre property is vacant and ready to move into.

Outside

There are landscaped communal gardens overlooked by 47 St Andrewgate that are private, sheltered and well-tended. Access is from the communal hall as well as via secure, wrought-iron gates on Andrew Court. Dogs are permitted on a lead. The property comes with a small garage on Bartle Garth (the first/left in the row). In addition, there are two visitor parking spaces on Bollans Court off Goodramgate, available on a first come first serve basis.

Tenure and Lease: Leasehold 960 years remaining from 999 years. Holiday lets are not permitted. Bedern Management Company is run solely by the owners via an elected Board of Directors. Ground rent: £12 per annum. Service charge: £563 twice per annum

EPC Rating: C

Services & Systems: All mains services. Gas central heating. Mains pressurized hot water system.

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.

Viewing: Strictly by appointment

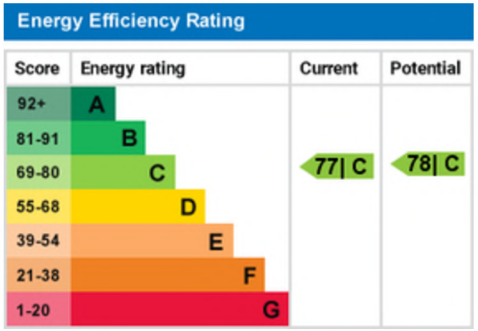
Local Authority: York City Council www.york.gov.uk

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.

Directions: Approaching St Andrewgate from King's Square, the property can be found on the left hand side, just beyond Bartle Garth.

Environs

St Andrewgate once formed part of York's network of ancient streets in the shadow of York Minster. It is now part of a tranquil residential corner that has been the subject of sympathetic redevelopment and lies just a few minutes' walk from the city centre shops and restaurants. York's mainline railway station, with regular services to London Kings Cross in under two hours, lies under a mile away on foot.



47 St Andrewgate, York, YO1 7BR

First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 733 SQ FT / 68.12 SQ M

Second Floor
GROSS INTERNAL FLOOR AREA
APPROX. 686 SQ FT / 63.7 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1419 SQ FT / 131.82 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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Important notice 1. No description or information given about the property or its value, whether written or verbal or whether or not in these Particulars ("Information") may be relied upon as a statement or representation of fact. Neither Blenkin & Co no its Joint Agents have any authority to make any representation and accordingly any Information given is entirely without responsibility on the part of Blenkin & Co or the seller/lessor. 2. Any photographs (and artists' impressions) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters musts be verified by any intending buyer/lessee. 4. Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any Information given. **NB:** Google map images may neither be current nor a true representation.
Photographs, particulars and showreel: October 2023

City | Country | Coast