



## Westgate Apartments, Leeman Road, York £350,000

A quite stunning two bedroom apartment on the second floor of this well regarded apartment complex situated minutes from York Train Station and all the City Centre has to offer.



The property is entered via a secure communal door into the Westgate complex with the concierge's office to the left. The apartment is located on the Second Floor which can be accessed via the lift or staircase.

Inside the apartment you step into a spacious entrance hallway fitted with Amtico flooring – leading to the front elevation you have the lounge / kitchen / diner which is West Facing and welcomes natural light into the room.



The kitchen houses a range of wood effect wall and base units including an integrated fridge and freezer, built in dishwasher with space for a freestanding washing machine. There is also a built in oven and electric hob and a grey laminate worksurface – finished with a stainless steel sink with mixer tap.



The en-suite master bedroom is certainly larger than average with useful built in wardrobes. Both bathrooms have been replaced by our current vendor and are finished to the highest of standards. The ensuite bathroom has a luxurious walk in shower with waterfall head and marble effect tiled splashback. There is a swiss Laufen ceramic sink with Grohe stainless steel tap and a Laufen low flush W.C – this room is completed with LED lights and a large wall mirror.

Located at the rear elevation of the property is the second bedroom – another large double with a good sized built in cupboard which currently houses the JPL Immersion Heater which was replaced in February this year.

The main bathroom sits next to the second bedroom, again this has been finished with high quality Swiss bathroom fittings. There is a shower over the bath, with a waterfall shower head and marble effect tiled splashback with shower screen. There is a ceramic Laufen sink with fitted vanity unit and is finished with a low flush W.C and large wall mirror and has the additional benefit of underfloor heating.



Externally, the property offers an allocated parking space which can be found through secure gates at the end of the Esplanade Car Park - accessed with a key fob.

This is in a prime location being moments from York Train Station and the City Centre, there is an abundance of amenities on the doorstep of this lovely apartment.



#### Leasehold Details:

Length of lease – 999 year lease from 2002

Service Charge - £239.65 per calendar month - £2875.80 per annum. This includes Buildings Insurance and Water Bill

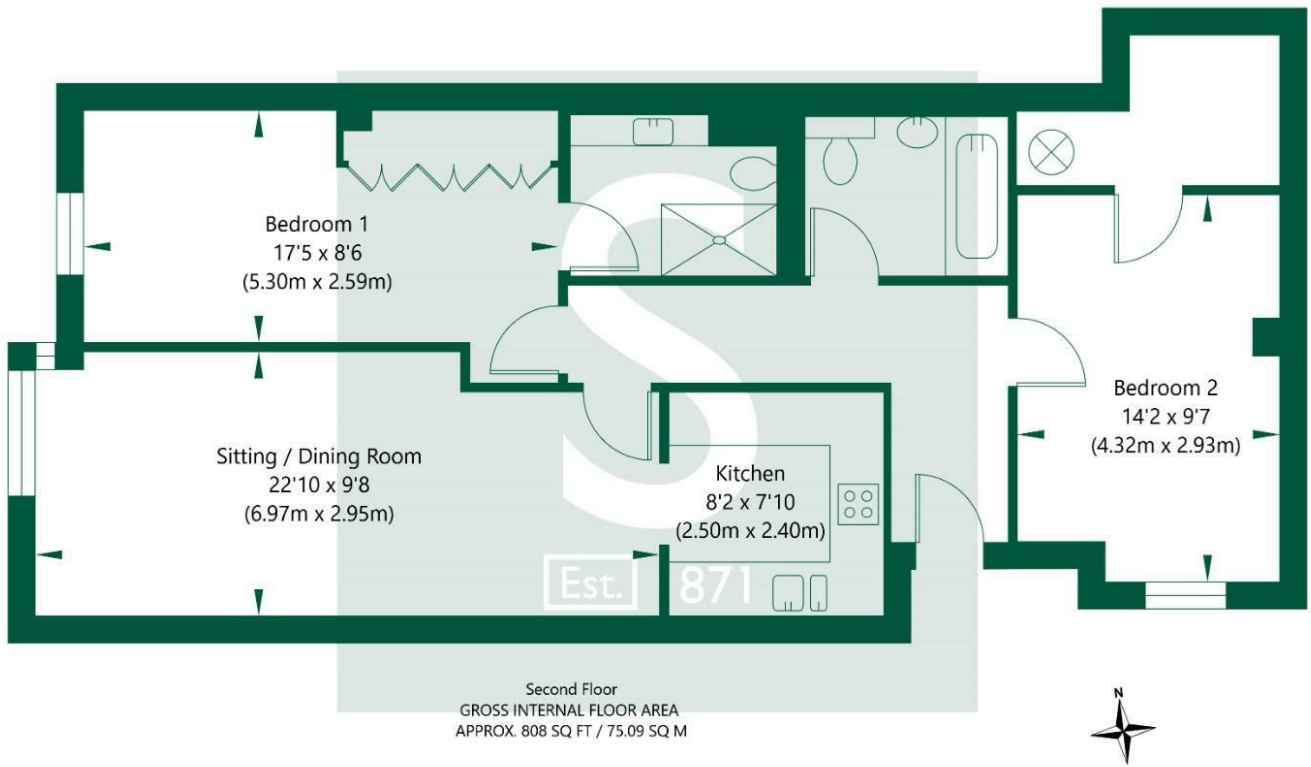
Service Charge Review Period – Annually

Ground Rent - £150.00 per annum

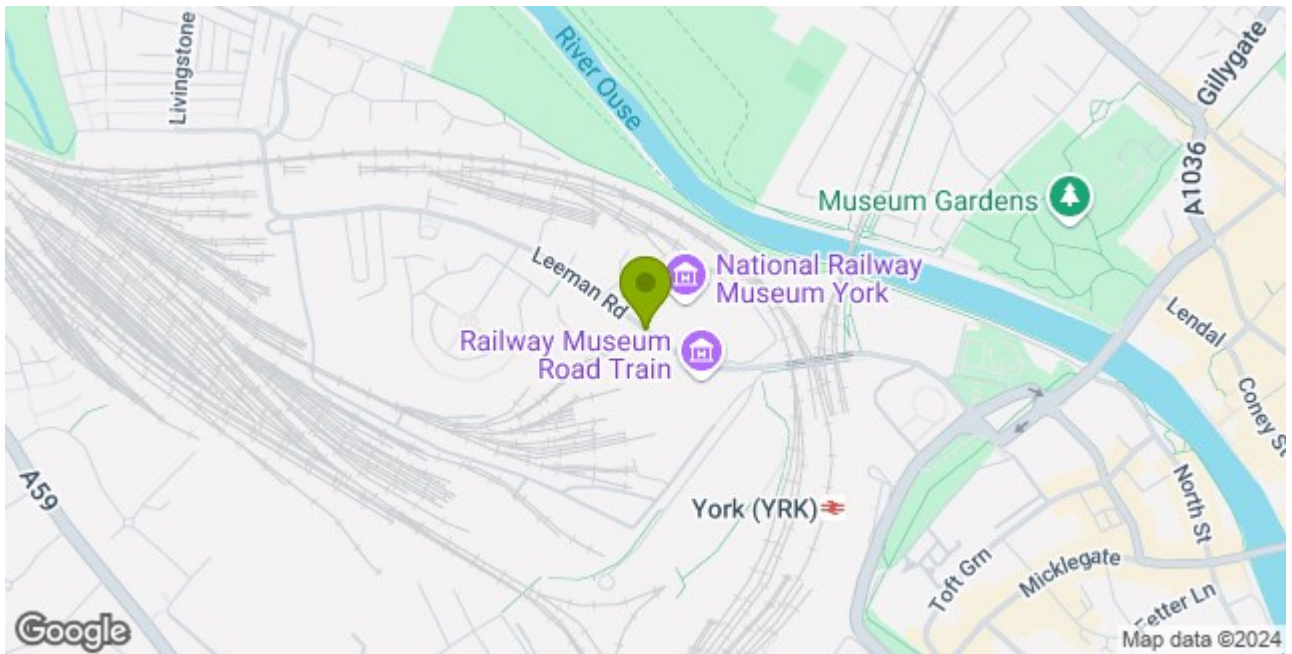
Ground Rent Review Period - Annually

Mulberry Management Company

Westgate Apartments, Leeman Road , York, YO26 4ZF



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 808 SQ FT / 75.09 SQ M  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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- O J Newby MNAEA
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