



## St Andrew Place, York £300,000

A prime ground-floor apartment in a gated private development in the heart of York City Centre. Offering contemporary accommodation, stunning shared gardens and a garage, this is a fantastic opportunity for buyers looking for a home or landlords looking for an investment. Experience city centre living at it's finest.





The property is entered via a solid wood door into the entrance hallway, which in turn leads to the property's further accommodation. Along the hallway is also a convenient storage cupboard.

Immediately along the hallway, there are two well-proportioned double bedrooms, the larger of which benefits from having fitted wardrobes and a large window opening onto the shared courtyard.

The apartment's bathroom boasts a contemporary three-piece suite which comprises a low flush WC, pedestal hand wash basin, and panelled bath with mains shower over as well as an additional handheld shower. Adding to the bathroom's amenities is also a useful heated towel rail.

A recently updated and modernised kitchen is a stylish attribute of the property. With a range of high quality fitted wall and base units, the kitchen has been renovated to an impressive standard. Integrated appliances include a Bosch electric oven and hob with extractor hood over and a Neff microwave.

The heart of the home is the spacious living area which accommodates two tall windows, allowing for an abundance of natural light flow into the room and having enviable views of York Minster. There is a feature fireplace with beautiful marble hearth, currently housing an electric fire but would alternatively facilitate a gas fire. There is a plenty of space for a dining table in the living area, offering a great space for hosting family or friends. An intercom telephone in the living area adds an extra sense of security.



The property is found in a gated residential development within the city walls and just a stone's throw from The Shambles and York Minster. Stunning shared gardens with plentiful trees, plants and seating create a lovely oasis of calm within the city centre. With an array of popular restaurants, coffee shops and endless amenities on your doorstep, the property offers city centre living at its finest. A single garage and visitor parking permit add to the list of benefits included with this property.



This fantastic apartment would be a wonderful home for anyone and is also a superb investment opportunity for any potential landlords looking for a prime city centre apartment. Crucially, the property benefits from having no forward chain.



Tenure: Leasehold

Lease information:

999 year lease from 1995

Service Charge is £128.00 PCM

Peppercorn Ground Rent

Services: All mains services are connected

EPC Rating: 77- C

Council Tax: City of York - Band D

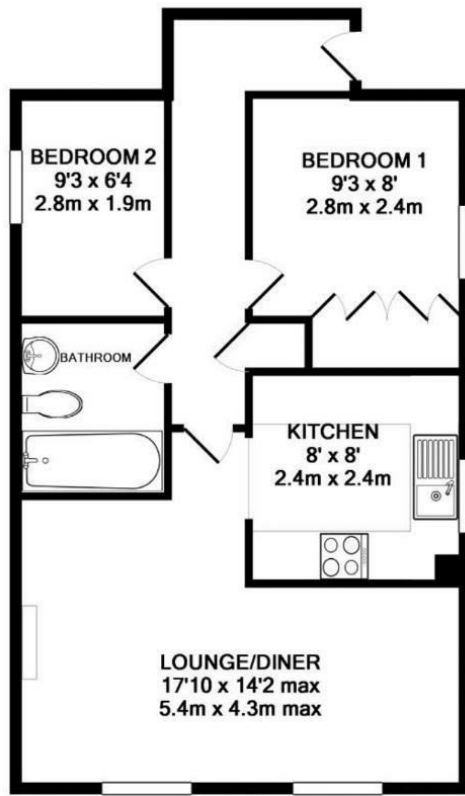
Viewings: Strictly via the selling agent 01904 625533

### Social Media

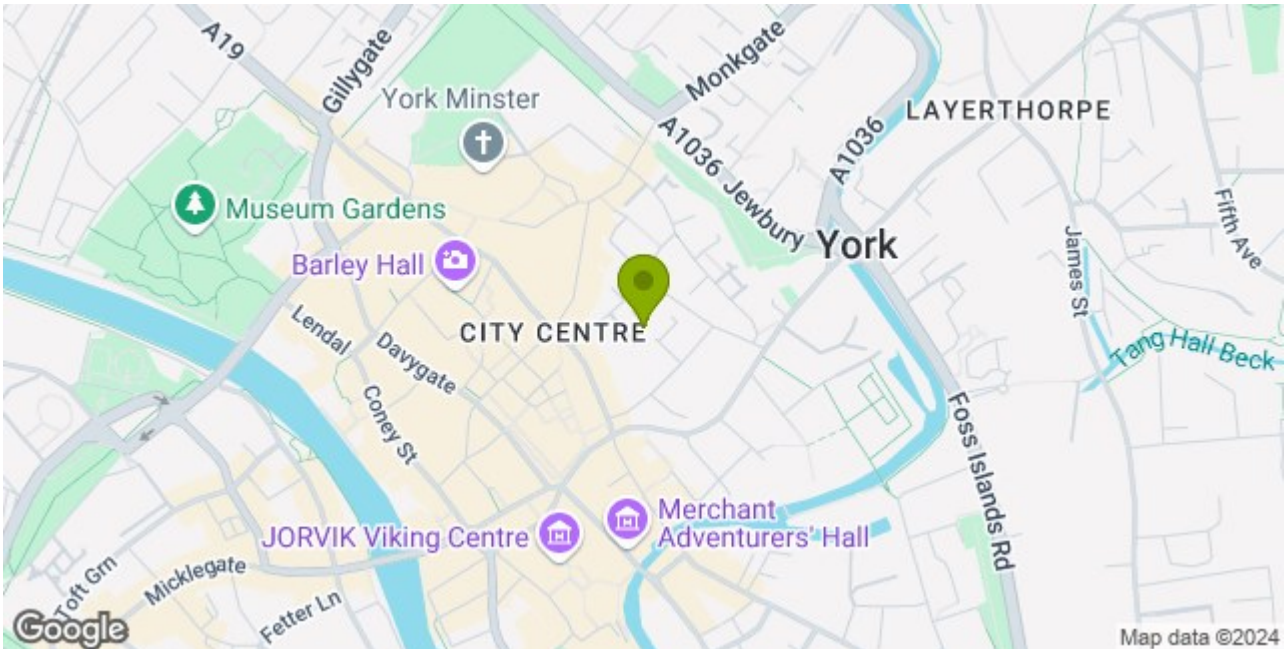
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TOTAL APPROX. FLOOR AREA 537 SQ. FT. (49.9 SQ.M.)  
ILLUSTRATION FOR IDENTIFICATION PURPOSES ONLY - NOT TO SCALE



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**Partners**

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- J E Reynolds BA (Hons) MRICS
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**Associates**

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