



Shambles, York Asking Price £375,000

BEST AND FINAL OFFERS INVITED BY 12PM ON TUESDAY 25TH FEBRUARY

**** INVESTMENT OPPORTUNITY ****

A pair of 1 bedroom flats situated on the first and second floors of this historic listed building overlooking 'The Shambles,' both of which offer spacious one bedroom living accommodation, with no onward chain and vacant Possession.



Foreword

The Shambles in York (officially just 'Shambles') is a narrow street of mostly timber buildings that date back as far as the 13th Century. The street was originally home to butchers, with each shop specialising in a different meat. While the street is still home to a butcher, the rest of the street is now filled with a bright mix of mostly independent retailers.

A trip to the Shambles is a must for any visit to York. York continually tops polls as a beautiful city, to live work and visit. When it does, it is the Shambles that is featured on most accompanying photographs.

28A Shambles

28A enjoys a prominent position overlooking the Shambles with first and second floor accommodation previously converted to residential flats.

The property is entered via a communal entrance hall located at the rear with staircase access to the property.

28a is situated on the first floor having an entrance hall and inner hall with built-in storage.

There is a spacious sitting room located at the front having 2 separate electric heaters as well as twin sash casement windows looking down on the Shambles.

The bedroom is also located at the front of the property and again has twin sash casement windows and an electric heater.

The property's kitchen has a range of high and low level storage cupboards with Butcher's block worktop and inset stainless steel sink unit. The kitchen provides plumbing for a washing machine, space for a fridge freezer unit and electric point for cooking.

Finally, there is a house bathroom having a low flush W/C, pedestal wash hand basin and inset bath.

28B Shambles

28B is situated on the second floor with an entrance hall which leads through into a front sitting room which has an electric heater and sash casement window looking down onto the Shambles.

The property enjoys a generous double bedroom having a bank of built-in wardrobes and storage cupboards in addition to 3 separate double glazed Velux roof lights.

The property's kitchen has a range of high and low level storage cupboards with laminated worktop and inset stainless steel sink unit. There is an electric point for cooking and plumbing for a washing machine, with space for a freestanding fridge freezer unit.

Finally, there is a shower room which has a low flush W/C, pedestal wash hand basin and walk-in shower cubicle with tiled splashbacks.

Agents Note

Both the flats are serviced from the same communal entrance and will be held on a long leasehold of 999 years with a peppercorn ground rent.

Leasehold Covennats

The long leaseholder will be responsible for the repair/replacement of windows and doors as well as the maintenance interior of the flats and staircase with lobby areas. All these areas will be part of their demise of the 999 year lease. The repair and maintenance of the shared structural elements such as roof, external walls and shared drainage etc. would be the freeholders (City of York Council) responsibility with the long leaseholder responsible for a fair proportion of these costs which would be recovered in a 'charged as spent' service charge.

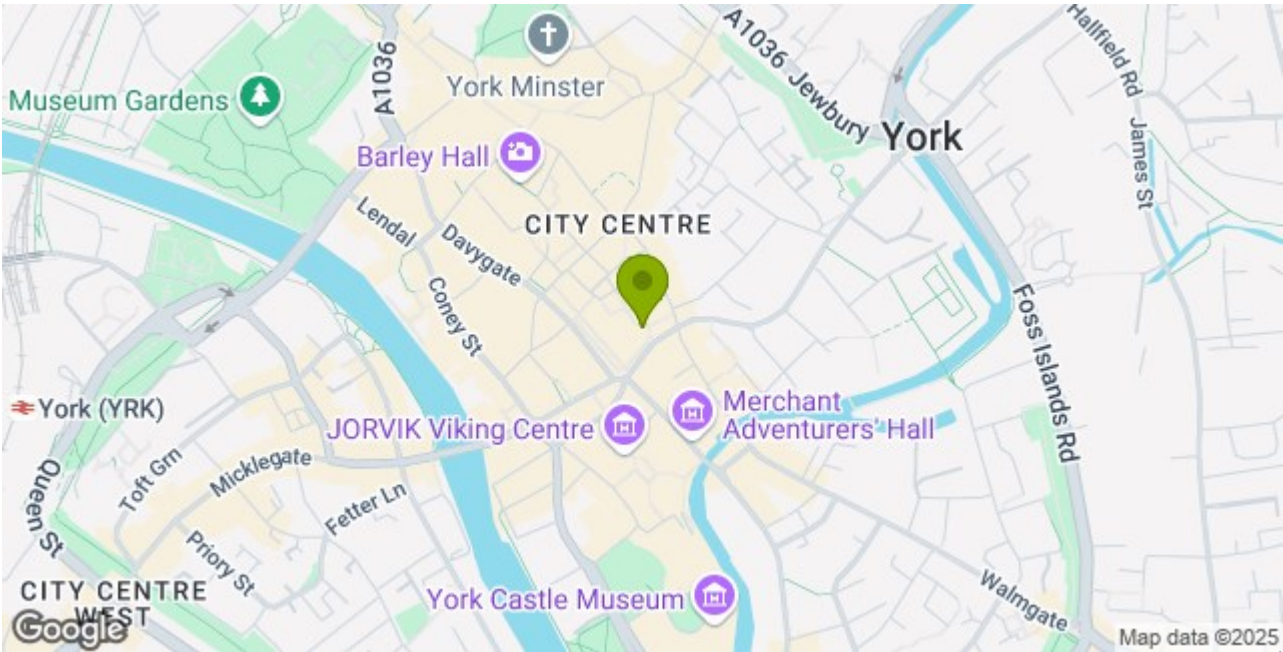
Insurance

The Property will be insured by the Freeholder with a share of the premium recovered annually from the long leaseholder.

Flat B, The Shambles, York, YO1 7Lz



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 464 SQ FT / 43.11 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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Stephensons

York	01904 625533
Knaresborough	01423 867700
Selby	01757 706707
Boroughbridge	01423 324324
Easingwold	01347 821145
York Auction Centre	01904 489731
Haxby	01904 809900

Partners

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I E Reynolds BSc (Est Man) FRICS
R E F Stephenson BSc (Est Man) MRICS FAAV
N J C Kay BA (Hons) pg dip MRICS
O J Newby MNAEA
J E Reynolds BA (Hons) MRICS
R L Cordingley BSc FRICS FAAV
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Associates

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