



## Shambles, York Asking Price £660,000

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

\*\*\*\* INVESTMENT OPPORTUNITY \*\*\*\*

Three separate one bedroom flats situated within this historic listed building, in the heart of York City Centre, all of which offer one bedroom living accommodation, with vacant possession, ideal for property investors .





## 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.

## 2A Newgate

There is a communal entrance hall and staircase with the subject flat being situated on the first floor of the building and accessed into a reception hall which services all the flats accommodation.

There is a generous sitting room with electric heater and sliding sash casement window overlooking the Shambles.

The property benefits from a good size double bedroom, again with electric heater, and twin sash casement windows to the front elevation with secondary glazing.

The kitchen has a range of high and low level storage cupboards with rounded edge worktops and inset stainless steel sink unit. There is an electric point for cooking and ample space for a fridge freezer unit and washing machine. The kitchen also looks the Shambles.

Finally, there is a bathroom with a low flush W/C, pedestal wash hand basin and inset panelled bath with wall mounted shower attachment and waterproof panel splashbacks.

## 2B Newgate

There is a communal entrance hall and staircase with this the subject flat being accessed from the first floor through an entrance door into a reception/study with a staircase which leads to the second floor accommodation.

The property features a spacious sitting room which has a sliding sash casement window, electric heater, and exposed beamed ceiling.

The property benefits from a generous bedroom with built-in wardrobe.

The kitchen has a range of high and low level storage cupboards with rounded edge worktop and inset stainless steel sink unit. The kitchen includes a double glazed Velux roof light and provides an electric point for cooking as well as ample space for a washing machine and fridge freezer.

Finally, there is a house bathroom which has a low flush W/C, pedestal wash hand basin and inset panelled bath with wall mounted shower attachment and ¾ height tiled surround.

## 2C Newgate

This stunning 3 storey listed building overlooks the historic "Shambles" with the upper 2 floors being converted into residential living accommodation.

2c Newgate is accessed via a communal entrance door at the rear of the Shambles with a staircase leading to the accommodation.

Internally, the property has a spacious lounge with twin sash casement windows to the front elevation and exposed beamed ceiling and electric heater.

There is a double bedroom, again located at the front, with twin sash casement windows with secondary glazing and an electric heater.

The kitchen has a range of high and low level storage cupboards with laminated worktops and inset stainless steel sink unit. There is space for a cooker, washing machine and fridge freezer unit in addition to twin double glazed Velux roof lights and built-in eaves storage.

Finally, there is a bathroom which has a low flush W/C, pedestal wash hand basin and inset panelled bath with wall mounted shower attachment, tiled splashbacks and exposed beamed ceiling.

## Agents Note

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

## Leashold Covenants

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.

Kitchen  
12'5 x 7'2  
(3.79m x 2.18m)

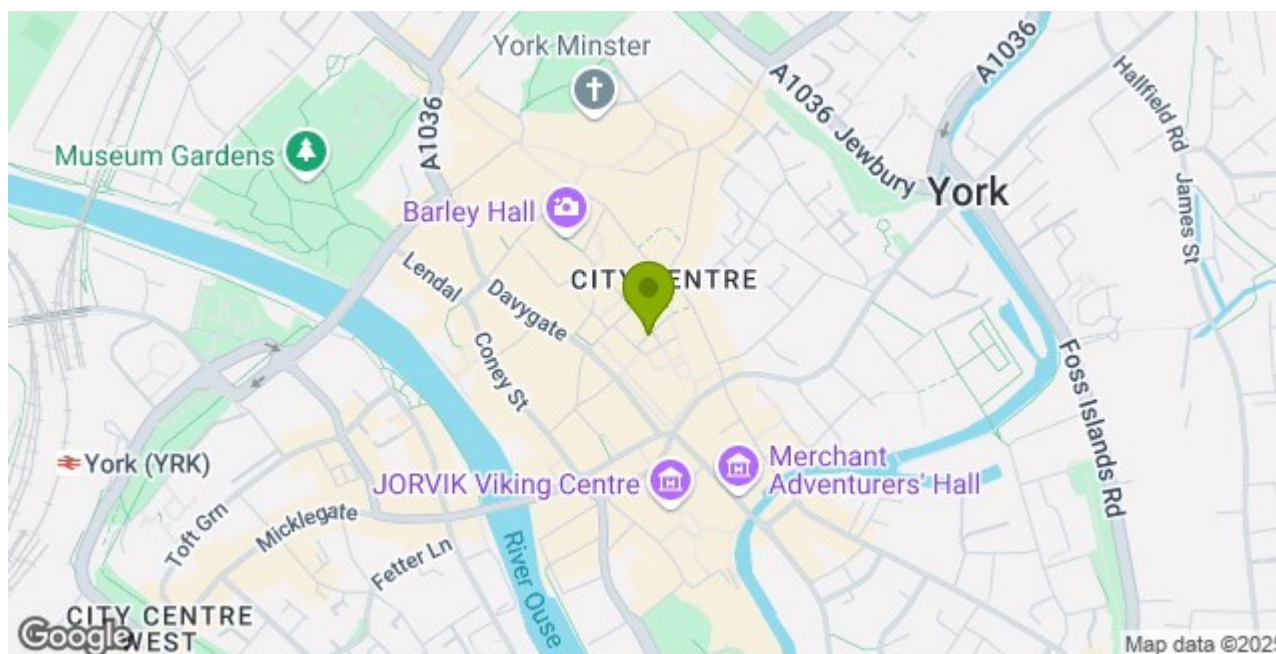
Bedroom  
12'0 x 9'6  
(3.65m x 2.89m)

Sitting Room  
12'10 x 12'3  
(3.90m x 3.73m)

Est. 1871

First Floor

GROSS INTERNAL FLOOR AREA  
APPROX. 490 SQ FT / 45.54 SQ M



## 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

J F Stephenson MA (cantab) FRICS FAAV  
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  
J C Drewniak BA (Hons)

## Associates

N Lawrence

