



Rowntree Wharf, York YO1 9XA

welcome to

Rowntree Wharf, York

Situated in the heart of York's historic city centre, this exceptional one-bedroom apartment offers contemporary living within one of the city's most iconic buildings.



Auctioneer's Comments

This property is offered through Modern Method of Auction. Should you view, offer or bid your data will be shared with the Auctioneer, iamsold Limited. This method requires both parties to complete the transaction within 56 days, allowing buyers to proceed with mortgage finance (subject to lending criteria, affordability and survey). The buyer is required to sign a reservation agreement and make payment of a non-refundable Reservation Fee of 4.5% of the purchase price including VAT, subject to a minimum of £6600.00 including VAT. This fee is paid in addition to purchase price and will be considered as part of the chargeable consideration for the property in the calculation for stamp duty liability. Buyers will be required to complete an identification process with iamsold and provide proof of how the purchase would be funded. The property has a Buyer Information Pack containing documents about the property. The documents may not tell you everything you need to know, so you must complete your own due diligence before bidding. A sample of the Reservation Agreement and terms and conditions are contained within this pack. The buyer will also make payment of no more than £349 inc. VAT towards the preparation cost of the pack. Please confirm exact costs with the auctioneer. The estate agent and auctioneer may recommend the services of other providers to you, in which they will be paid for the referral. These services are optional, and you will be advised of any payment, in writing before any services are accepted. Listing is subject to a start price and undisclosed reserve price that can change.

Entrance Hall

A carpeted entrance hall with a storage cupboard.

Lounge

12' 5" x 12' 1" (3.78m x 3.68m)

A light and bright lounge with carpeted floors, a radiator and a window to the rear of the home which over looks the river.

Kitchen

7' 10" x 6' 6" (2.39m x 1.98m)

A fitted kitchen with wall/base units, a hob, an oven, laminate flooring, space for a fridge/freezer and doors into the lounge.

Bedroom One

12' 1" + access x 8' 7" (3.68m + access x 2.62m)

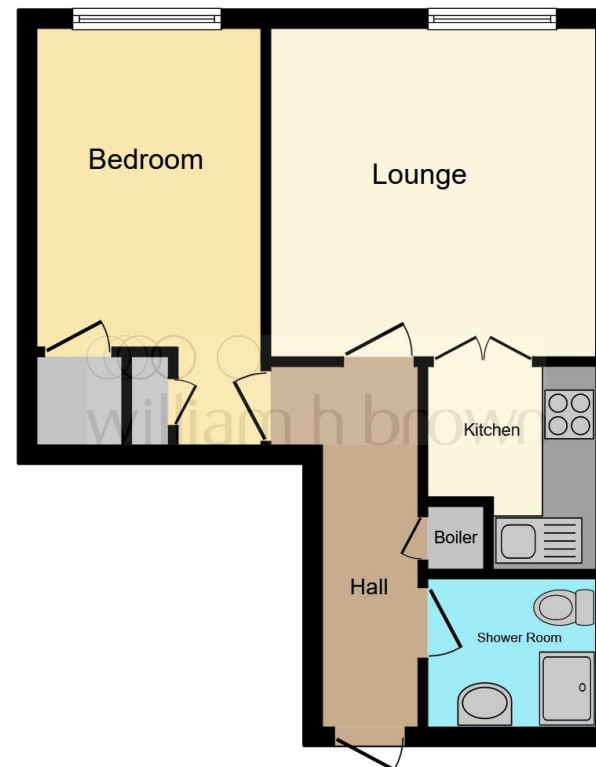
A double bedroom with carpeted floors, a radiator, two built in storage cupboards and a window to the rear with river views.

Shower Room

A shower room with a w.c, a wash hand basin, a shower cubicle, an extractor and a towel radiator.

Exterior

The apartment benefits from one allocated



This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.focalagent.com



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Rowntree Wharf, York

- Sale by Modern Auction (T&Cs apply)
- Subject to an undisclosed Reserve Price
- Buyers fees apply
- A SUPERB ONE BEDROOM APARTMENT IN THE HEART OF THE CITY CENTRE
- ALLOCATED PARKING

Tenure: Leasehold EPC Rating: D

Council Tax Band: C Service Charge: 4025.56

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 01 Jan 1990. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

guide price

£100,000



Please note the marker reflects the postcode not the actual property

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Property Ref:
YOR109424 - 0007

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