



Flat 4, 23 Castlegate Castlegate  
York, YO1 9RN

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York YO1 9RN**

**£240,000**

If you are looking to live in the heart of York City Centre just a stones throw from enjoying some retail therapy. St George's House is ideally situated, nestled in Castlegate this apartment is on the 1st floor allowing for views onto the central square overlooking Fenwicks. With two double bedrooms, two bathrooms (one en-suite) lounge with a view and kitchen. The property also has the benefit of no forward chain. Call now to book a viewing!

EPC Rating D  
Council Tax D

**Communal Entrance**

Secure entry door leading to the stairs. The property is located on the first floor.

There is an open air balcony leading to the front door.

**Entrance Hallway**

Timber door. Large storage cupboard. Radiator. Entry phone.

**Lounge**

13'9 x 13'9 (4.19m x 4.19m)

Two timber framed windows over looking the Coppergate center. Radiator.

**Kitchen**

13'10 x 9'2 (4.22m x 2.79m)

Fitted with high and low level units and coordinating worktops. Sink unit. Space and plumbing for washing machine. Space for fridge freezer. Free standing cooker. Timber framed window. Ideal Mexico boiler. Cupboard housing water tank.

**Bedroom One**

13'10 x 10'2 (4.22m x 3.10m)

Timber framed window. Built in wardrobe. Radiator. Door to ensuite shower room.





### En-suite

11'8" x 5'4" (3.56 x 1.63)

Three piece fitted suite comprising: Shower cubicle, vanity unit with dual wash hand basins and toilet. Radiator. Shaver point.

### Bedroom Two

13'9" x 8'8" (4.19m x 2.64m)

Timber framed window. Built in wardrobe. Radiator.

### Bathroom

5'6" x 7'8" (1.69 x 2.35)

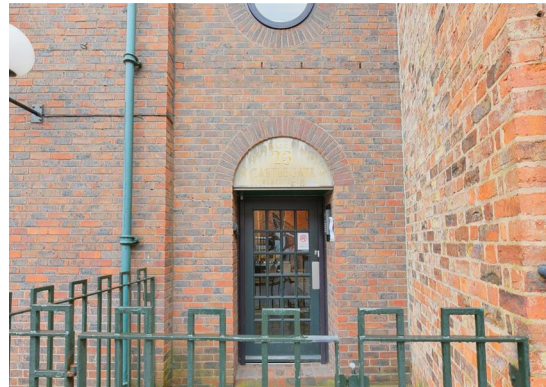
Fitted three piece suite comprising: Bath with electric shower over, wash hand basin and toilet. Radiator.

### Leasehold Information

We are advised that the property is leasehold, details below.

- \* The 99 year lease commenced in 1984, there are 60 years remaining.
- \* The current ground rent charge is £25 biannually.
- \* The current service charge is £207.69 per quarter.

This information would need to be verified by your solicitor. A copy of the lease is available upon request. Sorry no holiday lets.



### Material Information

This information has been obtained from our Vendor/ Landlord, through local information, and verified sources where available. Every effort has been made to ensure this information is accurate and clear.

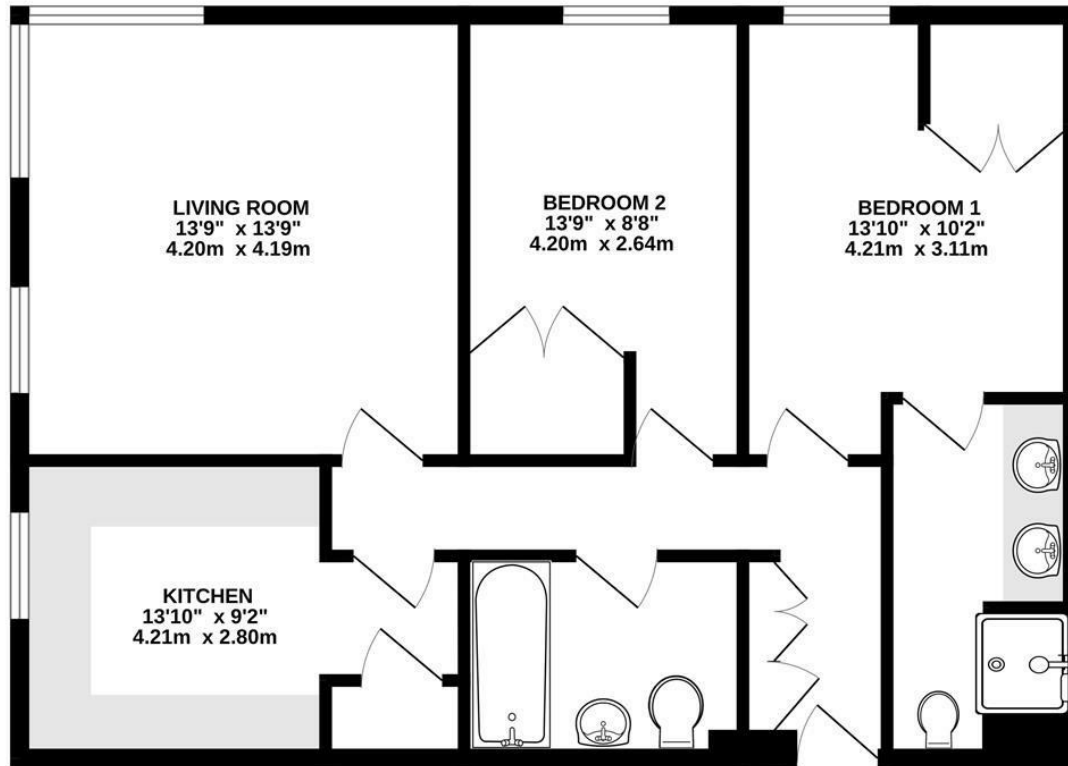
Council Tax Band of the property is D. The Local Authority is the City of York Council. The property Electricity Supplier is Northern Power Grid.

Water is supplied by Yorkshire Water. The property is connected to the main sewage system operated by Yorkshire Water.

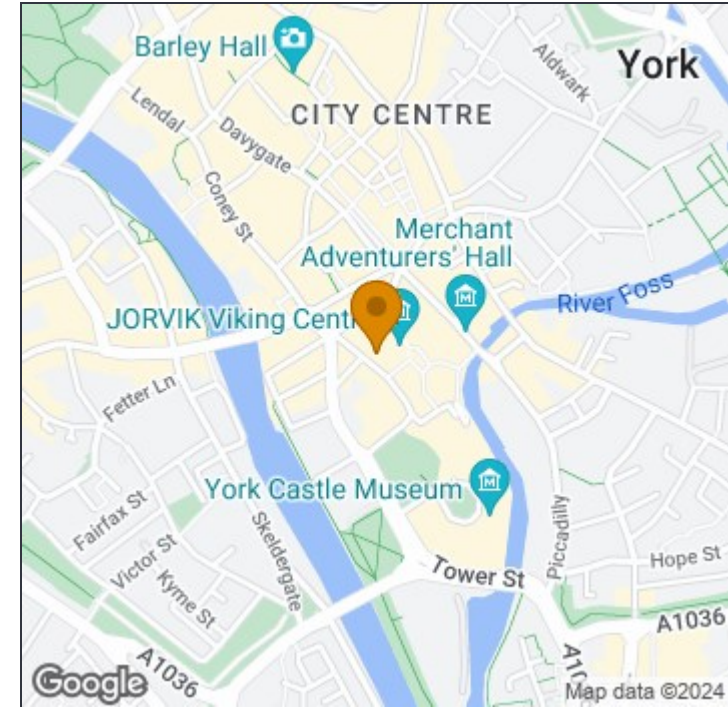
The property has an gas Ideal Mexico boiler and water tank which supplies the heating and hot water.

The broadband and mobile phone signal can be checked via the Ofcom checker facility at [checker.ofcom.org.uk](http://checker.ofcom.org.uk)

GROUND FLOOR  
743 sq.ft. (69.0 sq.m.) approx.



TOTAL FLOOR AREA : 743 sq.ft. (69.0 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of or representation of fact (especially if a substantial journey is required to view the property), but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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