



Flat 52 Rowntree Wharf  
Navigation Road  
York YO1 9XA



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**£205,000**

One of the largest apartments within the iconic building Rowntree Wharf; 'The Minster' style is located on the lovely sunny side on the elevated 4th floor. The impressive space includes a large hall with numerous storage options which is a refreshing change.

There is a separate WC plus main bathroom. The apartment benefits from secondary glazing and very spacious rooms with a small dedicated office in one bedroom.

The parking is situated on the ground level making the parking space ideal for shopping days. The lift then takes you to the fourth floor. Viewing essential to appreciate the sheer size.

EPC rating C  
Council Tax Band E

**Communal Entrance**

Main front door with code and key fob access. Lift to the fourth floor.

Third floor offers laundry drying facilities.

**Entrance Hallway**

A large spacious hall with four storage cupboards, one housing water heater with doors to toilet, living room, bedrooms and bathroom.

**Living Room**

19'4" max x 12'11" max (5.90 max x 3.94 max)

Single glazed window with secondary glazing overlooking the river Foss. Double doors into the kitchen.

**Kitchen**

19'1" x 6'11" (5.83 x 2.13)

A larger than average kitchen in this prestigious development. Fitted with both high and low-level units, sink unit, plumbing for washing machine, built in Miele fridge freezer, built in oven with hob over.







### Bedroom One

15'0" x 11'2" (4.58 x 3.41)

A large bedroom with single glazed window with secondary glazing and built in wardrobe.

### Bedroom Two

11'5" x 9'11" (3.5 x 3.04)

Double bedroom with single glazed window with secondary glazing and walk in wardrobe/ office space.

### Bathroom

7'4" x 6'4" (2.25 x 1.95)

Fitted with a three piece suite comprising bath with shower over, low-level WC and sink. Electric towel heater,

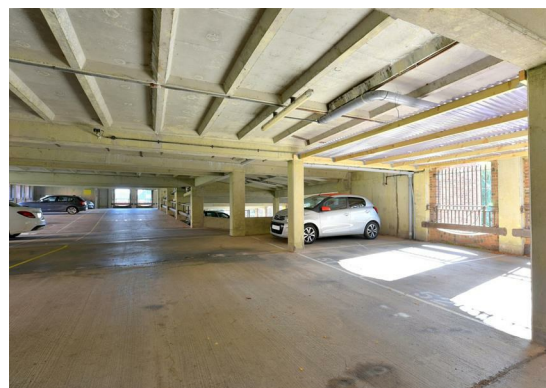
### Cloakroom

3'10" x 5'7" (1.17 x 1.72)

Fitted with a two piece suite comprising low-level WC and sink.

### 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 E. 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 a hot water cylinder which supplies the 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)

### Leasehold Information

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

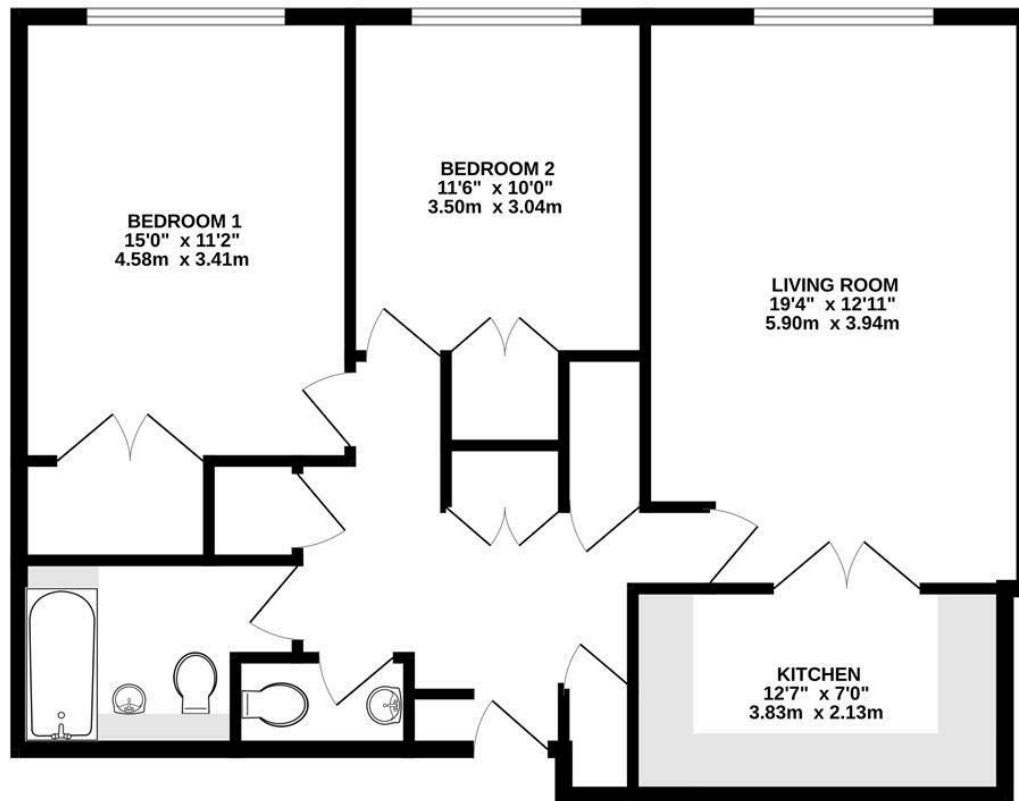
\* The 125 year lease commenced in 1990 there are 91 years remaining.

\* The current service charge is £4,265.56 per annum. Includes water rates and building insurance.

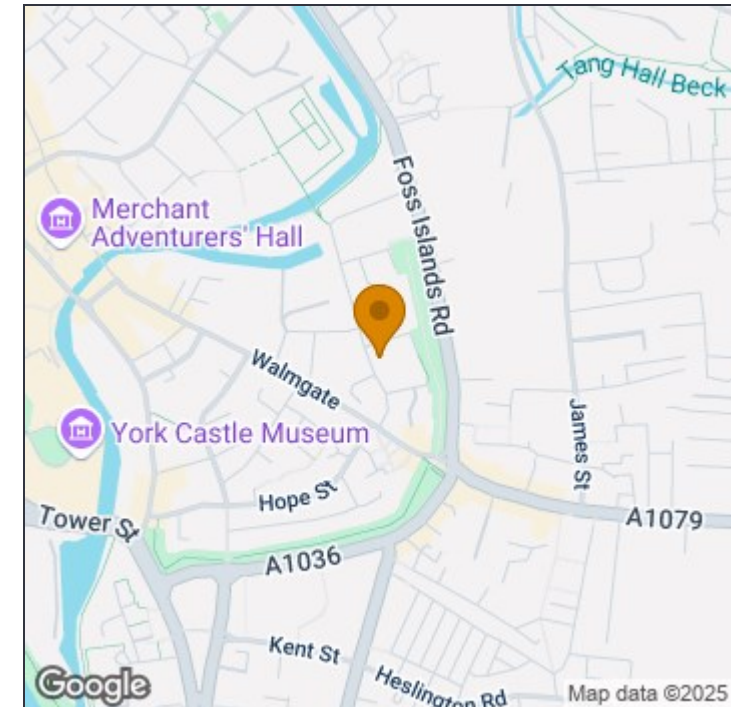
\* The current ground rent is £1.

This information would need to be verified by your solicitor. A copy of the lease is available upon request.

GROUND FLOOR  
861 sq.ft. (80.0 sq.m.) approx.



TOTAL FLOOR AREA: 861 sq.ft. (80.0 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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