



14 Stonegate Court Blake Street  
York YO1 8QF



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**£375,000**

With stunning views of York Minster from your living room! Stonegate Court is sat within a prestigious development offering ultimate city living within a peaceful retreat. It is with the added benefit of no onward chain.

This high specification apartment offers an enviable location which is centred around a communal rooftop courtyard with exceptional views.

Internally the second floor apartment comprises of an entrance hallway leading to the lounge with full height windows and views over the central courtyard and Minster beyond. There is a spacious dining kitchen with integrated appliances. There are two double bedrooms, one with modern ensuite shower room and charming balcony, plus a further family bathroom.

This wonderful apartment is not to be missed, early viewing highly recommended.

Council Tax Band D  
EPC Rating C

**Entrance Hallway**

A spacious hallway with doors leading into each room. Door to storage cupboard housing the water tank.

**Lounge**

14'0 x 13'10 (4.27m x 4.22m)

Aluminium doors and window with magnificent views of York Minster. Electric heater.

**Kitchen Dining**

14'0 x 13'10 (4.27m x 4.22m)

Fitted with high and low level units and coordinating worktops, this spacious kitchen diner has integrated appliances: washer/dryer, dishwasher, oven, microwave and fridge freezer. Electric oven and extractor hood over. Sink and drainer unit. Two storage heaters. Aluminium window.

The dining area has plenty of room for a table and chairs.







### Bedroom One

16'3" x 11'9" (4.95m x 3.58m)

Aluminium doors leading on the balcony. Electric storage heater. Door to ensuite shower room.

### Ensuite to bedroom One

6'9" x 5'4" (2.06 x 1.65)

Fitted with a three piece bathroom suite comprising; Shower cubicle, wash hand basin and toilet. Shave point.

### Bedroom Two

13'10" x 11'9" (4.22m x 3.58m)

Two aluminium windows. Electric storage heater.

### Bathroom

7'2" x 5'6" (2.19 x 1.69)

Fully tiled fitted bathroom suite comprising; bath with shower over, wash hand basin and toilet. Shaver point.

### Directions

From the Minster, follow Duncombe Place and take the next left into Blake Street. The entrance is situated between the retail premises on the left hand side.

### Leasehold Information

We have been advised of the following:

- \* The 125 year lease commenced in January 2001, there are 102 years remaining.
- \* The current ground rent charge is £600.41 payable annually.
- \* The current service charge is approximately £300 payable per month.
- \* Under the rules of the Estate Agency Act we have to inform one of the staff members owns the property.

### 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.

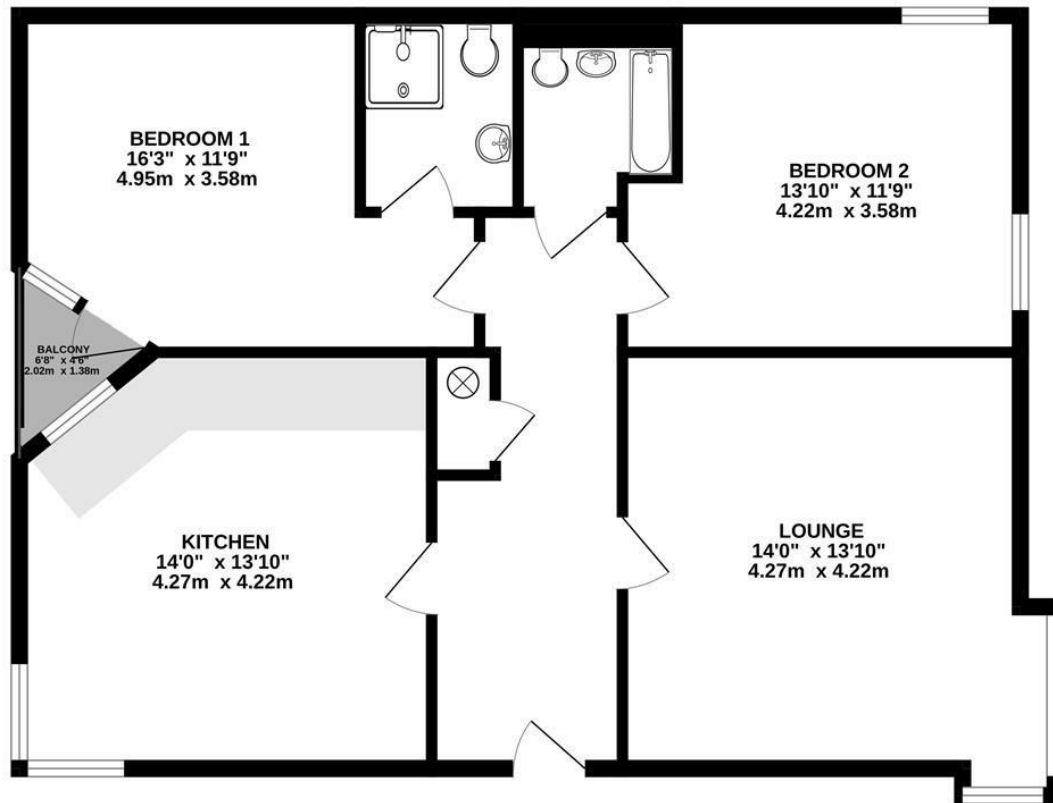
Water is supplied by Yorkshire Water. The property is connected to the main sewage system operated by Yorkshire Water.

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

### Additional Information

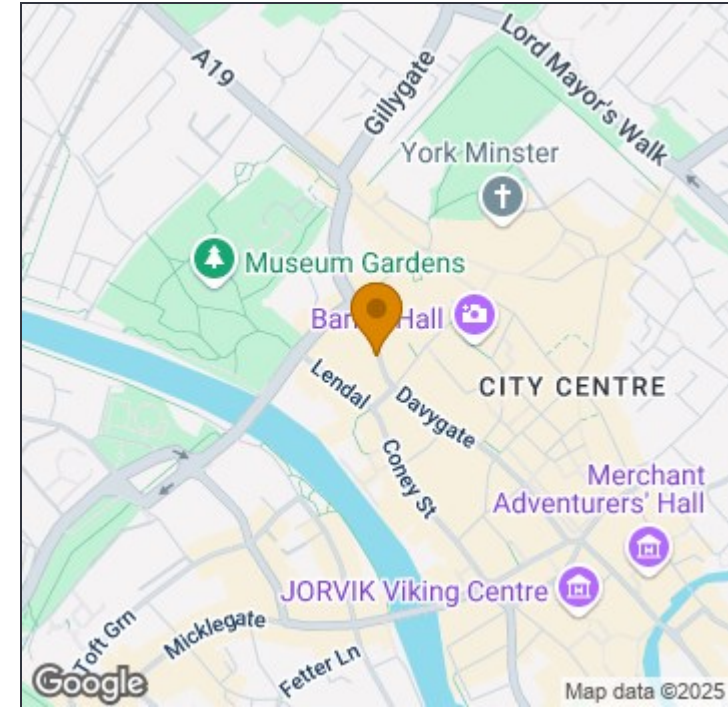
The property is currently tenanted on a fixed AST until the 13th September 2025. For further information on the tenancy please call the office. Please note the property can be sold with vacant possession.

GROUND FLOOR  
875 sq.ft. (81.2 sq.m.) approx.



TOTAL FLOOR AREA : 875 sq.ft. (81.2 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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