

47 Rowntree Wharf Navigation Road  
York, YO1 9XA  
Guide Price £225,000





## NO ONWARD CHAIN!

Located on the Fourth Floor of this iconic York building, this Grade II listed two bedroom, two bathroom apartment is ready to view.

Benefitting from secure designated parking; lift access to all floors and riverside paths into York city centre

This is a rare opportunity is to purchase a larger than average two bedroom, two bathroom apartment originally labelled as "The Minster" layout, located on the river side of the development and with access to nearby supermarkets and York's many amenities.

Accessed via a well kept communal hallway, the property comprises entrance hallway with storage cupboards; 19 feet Lounge/Dining room; fitted kitchen; two double bedrooms with fitted wardrobes; three piece shower room and separate w.c.

To the outside are communal areas and designated areas as well as the opportunity for visitor parking spaces.

### Entrance Hallway

Entrance door, four storage cupboards, carpeted floor, power points

### Lounge/Dining Room

19'8" x 13' (5.99m x 3.96m)

Window to front, electric night storage heater, carpet, power point, television point

### Kitchen

13' x 7' (3.96m x 2.13m)

Fitted wall and base units with counter top, one and a half sink and draining board, space and plumbing for appliances. To note: the fridge/freezer, washing machine and dishwasher are included in the sale.







### **Bedroom 1**

15'3" x 11'3" (4.65m x 3.43m)

Window to front, electric night storage heater, walk in wardrobe, carpet, power points

### **Bedroom 2**

12' x 10' (3.66m x 3.05m)

Window to front, electric night storage heater, carpet, power points

### **Bathroom**

9'9" x 7'1" (2.97m x 2.16m)

Walk in shower, low level w.c., pedestal wash handbasin, tiled walls, vinyl flooring, towel radiator, extractor fan

### **WC**

Low level w.c, wash handbasin, carpet

### **Outside**

Designated parking area within a secure multi-storey garage, communal areas and access gate to city centre.

### **Agents' Notes**

Ground rent: £1

Service charge: £4265 including insurance

Leasehold term and length remaining:

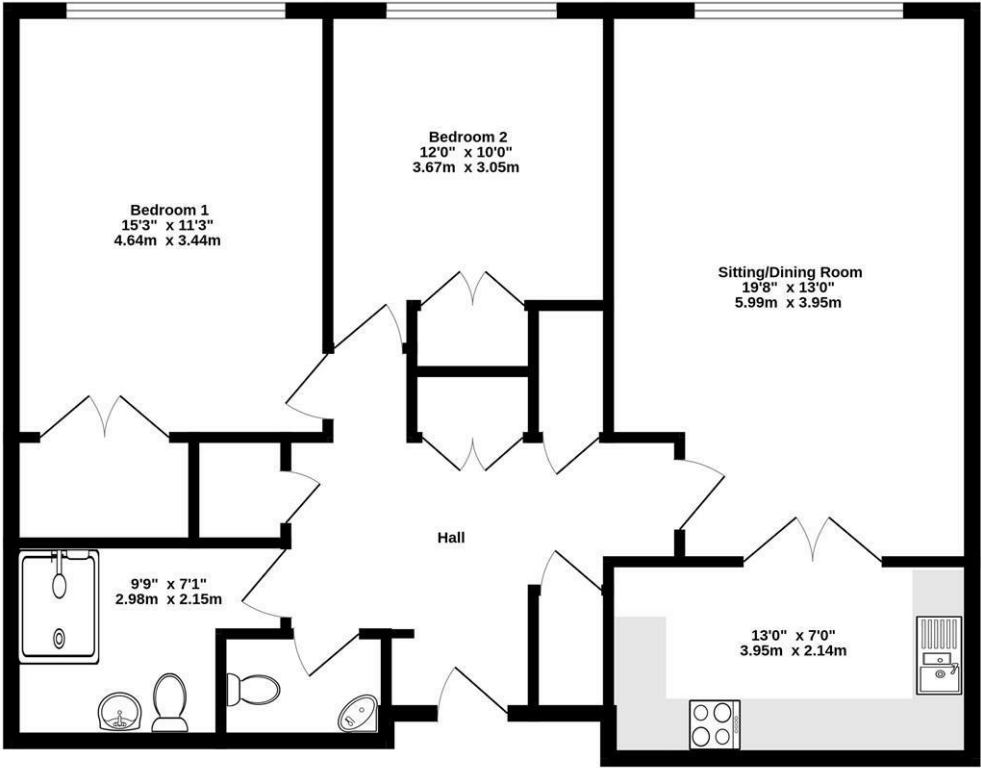
Leasehold: 125 years from 1/1/1990





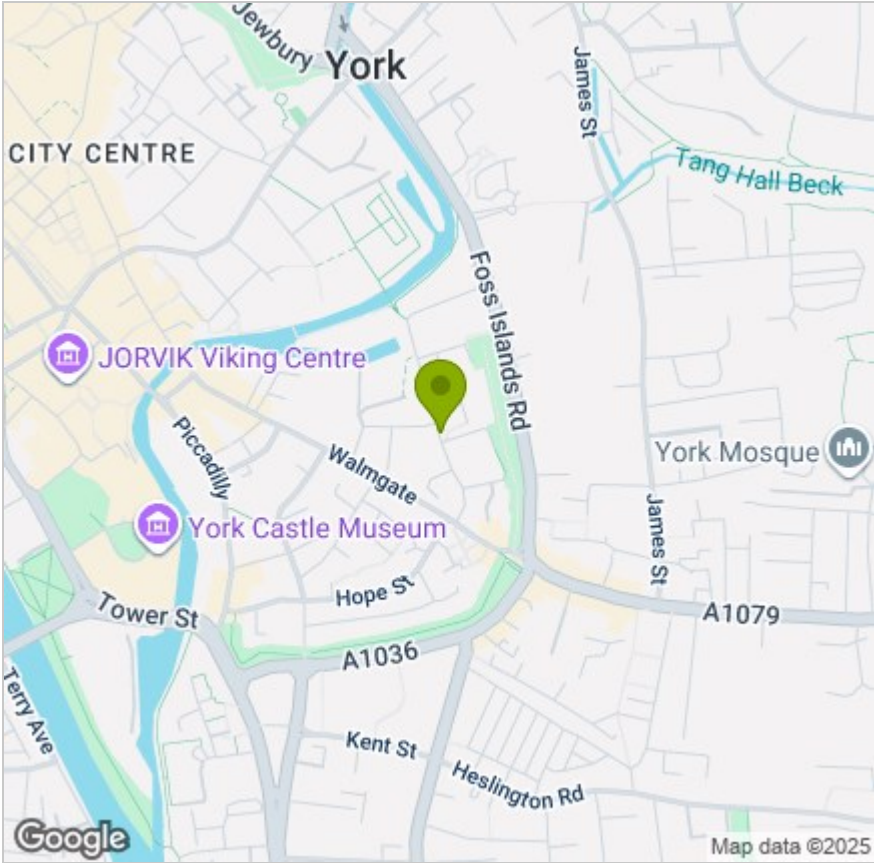
FLOOR PLAN

Fourth Floor  
892 sq.ft. (82.8 sq.m.) approx.

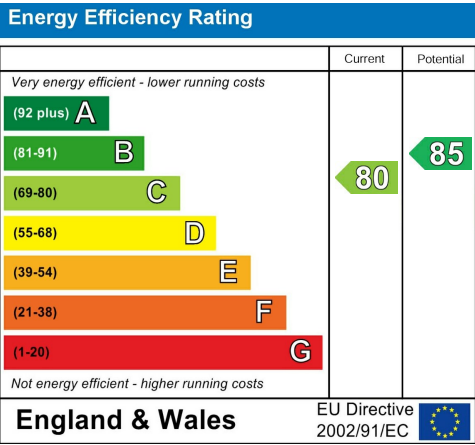


TOTAL FLOOR AREA : 892 sq.ft. (82.8 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan 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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LOCATION



EPC



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