



Flat C, 30 St. Marys,
York, North Yorkshire YO30 7DD

Offers Over £240,000


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PERSONAL AGENTS

Bishops Personal Agents bring to the market an impressive ground floor 1 bedroom apartment in a converted Victorian house, in one of York's most sought-after locations, just off Bootham. This charming and well presented apartment, with a wealth of character and elegant period features, is just a short walk from the city centre, with river sidewalks and Museum Gardens nearby, plus all the local amenities available in this lovely residential area. This apartment is sure to appeal to first time buyers, those who commute from the station or work in York and buy-to-let investors. Briefly comprises: Communal entrance hall with a sweeping staircase leading to all the floors. Entrance door to the apartment, opening into a small lobby. Entering the living room, the focal point is an impressive bay window, bathing the living space with natural light, with original folding shutters to either side. A period glazed partition with arched double doors and decorative frieze opens into the spacious bedroom. Further French doors with internal shutters lead onto the balcony with garden views, perfect for a morning coffee or for relaxing on summer evenings. From the living room we find a separate small kitchen, with quartz worktop and a range of built in appliances. A modern fitted fully tiled shower room, accessed from the lobby, completes this property. Also in the lobby, a loft over the bathroom and kitchen, is accessed by a folding down ladder providing ample storage space. Outside, to the front on the street, are un-allocated car parking spaces, each needing a residents parking permit. To the side of the property, there are stone steps leading down to a secure communal courtyard, ideal for bike storage. In summary, this property provides elegant and spacious living accommodation, retaining a host of attractive features and part of a beautiful period town house, situated just outside the city walls and within easy walking distance of the city centre and the railway station. Sold with no onward chain. An early internal viewing is highly recommended.

St Mary's is situated within one of York most sought after residential areas, just off Bootham and less than 1/4 of a mile from the city centre. The area is served by a frequent bus service and a wide range of local amenities and easy foot access to York railway station. The city of York with its wealth of historic monuments is also a hive of activity with an abundance of shopping facilities, restaurants, theatres, galleries and a renowned racecourse. York mainline railway station offers regular direct services to major cities, including Manchester, Edinburgh and London, with some journeys to Kings Cross taking less than 2 hours.



Entrance Hall

Communal front access door. Stairs to the all floors. Door leading to the apartment.

Lobby

5' 9" x 4' 0" (1.75m x 1.22m)

Entrance lobby with an intercom* and electric boiler* in fitted wall cupboard. A loft hatch, accessed by folding down ladder, provides ample storage space. Doors leading to....

Shower Room

6' 0" x 5' 9" (1.83m x 1.75m)

Fitted with a white three piece suite comprising: Shower with mains shower over, pedestal wash hand basin with mixer tap, set in a vanity unit, low level wc, down lighting and heated rail*.

Living Room

18' 3" x 15' 0" (5.56m x 4.57m) Into bay Sash bay windows, with original working shutters, overlooking the rear garden with a window seat, ceiling coving, feature panel fire surround with sealed opening, telephone and tv points* and upright radiators*. Panelled double doors with a decorative frieze and stained glass windows leading to the bedroom. Doors leading to...

Kitchen

6' 0" x 5' 2" (1.83m x 1.57m)

The kitchen is fitted with a range of modern grey wall and base mounted units with quartz worktop and tiled backsplash, inset sink with mixer tap. Integral appliances include electric oven*, induction hob* and extractor fan over*, built-in fridge*, washing machine*, down lighting, windows to side aspect, encaustic-tile floor and radiator*.

Bedroom

14' 0" x 13' 0" (4.26m x 3.96m)

French doors with original working shutters, to rear aspect and balcony, ceiling coving, ceiling rose and upright radiators*.

Outside

To the front of the property are gated wrought iron railings and steps leading to the front door. There is a gated side access to an outside storage area, suitable for cycles and a secure communal store. The apartment overlooks a west facing garden, bounded by a brick wall with well established shrubs, some distinguished trees, gravel pathways and a paved terrace. The ownership of the entire rear garden comes with Flat A, the lower ground floor flat.



Tenure

We have been informed by the vendor that the property is Leasehold. The managing company is the 30 St Mary's Management Company. The 8 flat owners are each equal shareholders of the managing company, which owns the freehold. A 999-year lease commenced in 2010. Current service charge £90 per month (£1080 per year), which includes management company charges, ground rent, building insurance and maintenance of communal areas. Reviewed Annually. Ground Rent: £5 per annum. The apartment can be let, but not as a holiday let. Pets are not allowed. Details should be checked at the time of purchase by a solicitor.

Agents Note

EPC Rating E and Council Tax Band B.

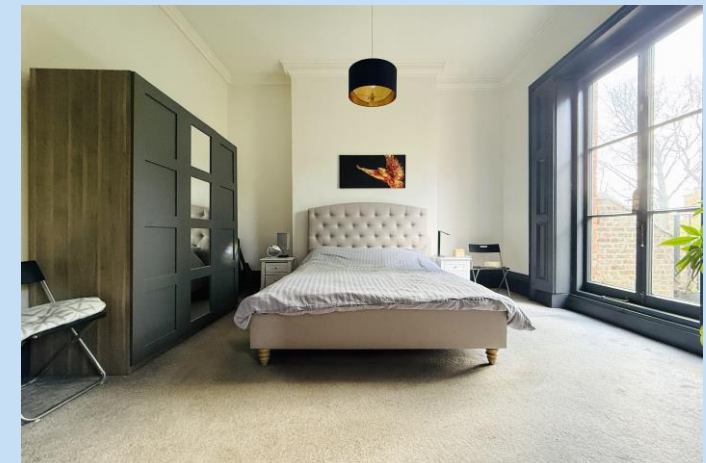
Broadband supplier: 3 with a Virgin media line.

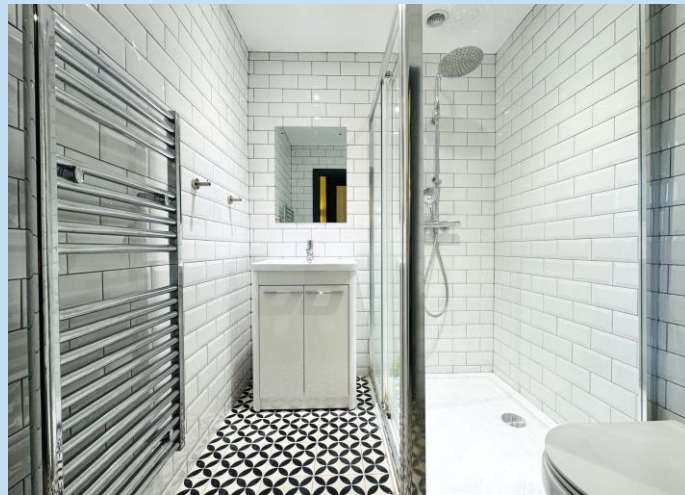
Broadband speed: Standard Speed.

Water supplier: Yorkshire Water.

Gas supplier: No Gas.

Electricity supplier: Octopus Energy.





Energy performance certificate (EPC)

Flat C
30 St. Marys
YORK
YO30 7DD

Energy rating

E

Valid until:

9 May 2029

Certificate number:

0442-2830-7455-9091-1315

Property type

Ground-floor flat

Total floor area

50 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

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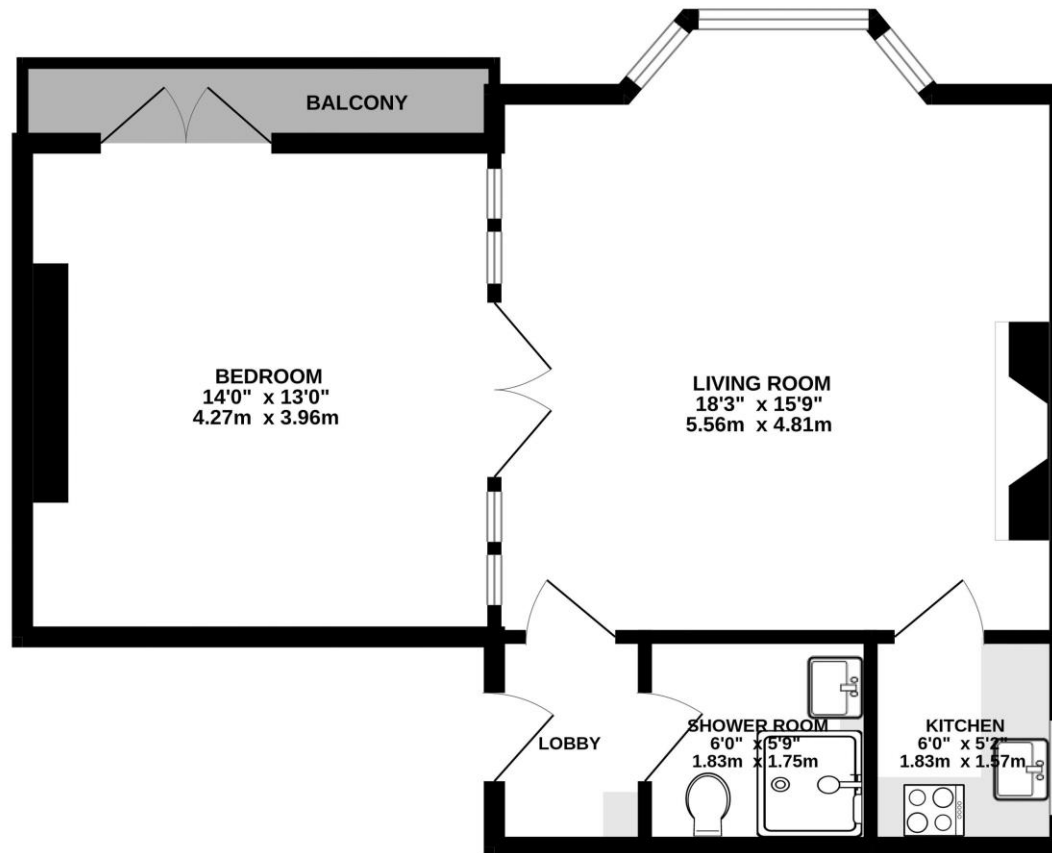
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GROUND FLOOR
518 sq.ft. (48.1 sq.m.) approx.



TOTAL FLOOR AREA : 518 sq.ft. (48.1 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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DISCLAIMER

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances* (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances – All measurements are approximate. Bishops Personal Agents recommends certain products and services to buyers including conveyancing and mortgage advices. We may receive commission for such recommendations. To confirm what the referral fee amounts would be, please ask your Personal Agent direct. Please note that you are under no obligation to use any of these services or the recommended providers.