



Ryedale House

58 -60, Piccadilly, York
YO1 9NX

£500,000



A fourth floor holiday let apartment with a distinctive and modern corner of glass, ideal for city central living or investment. Currently achieving approximately £3418.37 gross income per month.

Ryedale House is a newly converted development of residential apartments arranged over seven floors, with the advantage of secure under croft residents parking and a grand entrance foyer with concierge service.

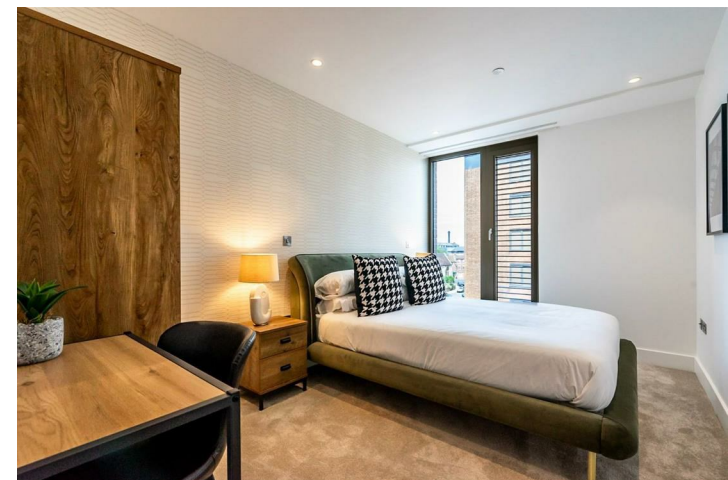
Due to its stature and setting, Ryedale House offers unparalleled views across York's skyline including landmarks such as Clifford's Tower and York Minster. Featuring a cutting-edge design, which creates a high-quality interior and modern decorative finish including solid wood floors, NEFF Appliances and Vessini Bathroom fittings. The floor-to-ceiling glazing allows a wealth of natural light into the rooms and offers panoramic views across our beautiful historic city.

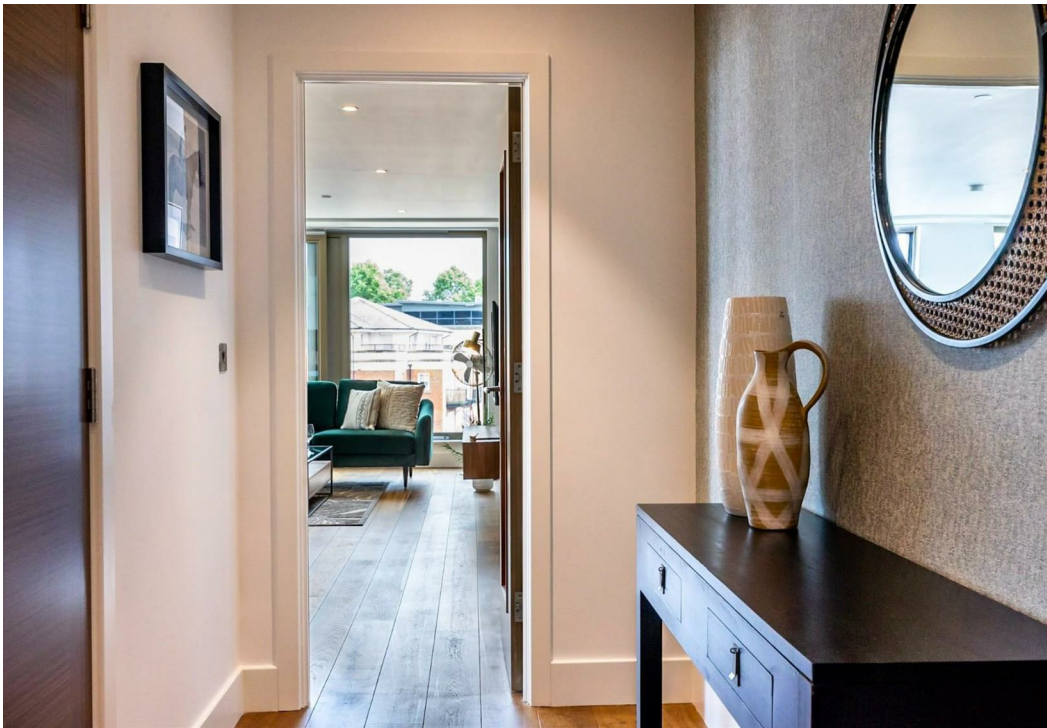
The distinctive building is much larger than similar developments standing tall and contrasting brilliantly with the stone-built heritage buildings which lie on the opposite bank of the river. For residents' convenience and peace of mind, the development also includes generous private storage lockers on each floor, bike storage, refuse chute, a sprinkler system, and lifts to all floors, as well as staircase access.

Communal Reception with Concierge -- Large Open Plan Living/Dining Kitchen -- Panoramic Views -- A Fourth Floor 2 Bedroom Apartment -- En suite Bathroom -- Family Bathroom -- Utility Space -- Private Storage Locker -- Underfloor Heating -- Lifts to all floors-- A car parking space in the secure car park.

** The management company have provided a side letter from the freeholder to allow holiday lets this is required on all floors from the 3rd floor upwards **

Lease 999 Years from 2019
Ground rent £250 PA Fixed for the life of the lease
Service Charge £ 2,533.01
Furniture Negotiable





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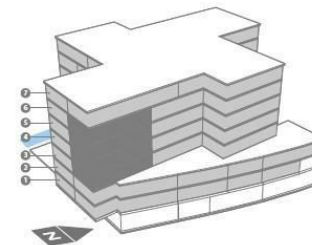
Freehold
Council Tax Band - Exempt

- Apartment
- Fourth Floor
- Two Bedrooms
- Holiday Let *
- Off Street Parking
- City Central
- EPC C



Kitchen/Living/Dining Room	7050mm x 6020mm	23'1" x 19'9"
Bedroom 1	4010mm x 3910mm	13'2" x 12'10"
Bedroom 2	4065mm x 2770mm	13'4" x 9'1"

■ - Column



Apartments

Floor 3: 3.7	Floor 5: 5.7
Floor 4: 4.7	Floor 6: 6.7



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