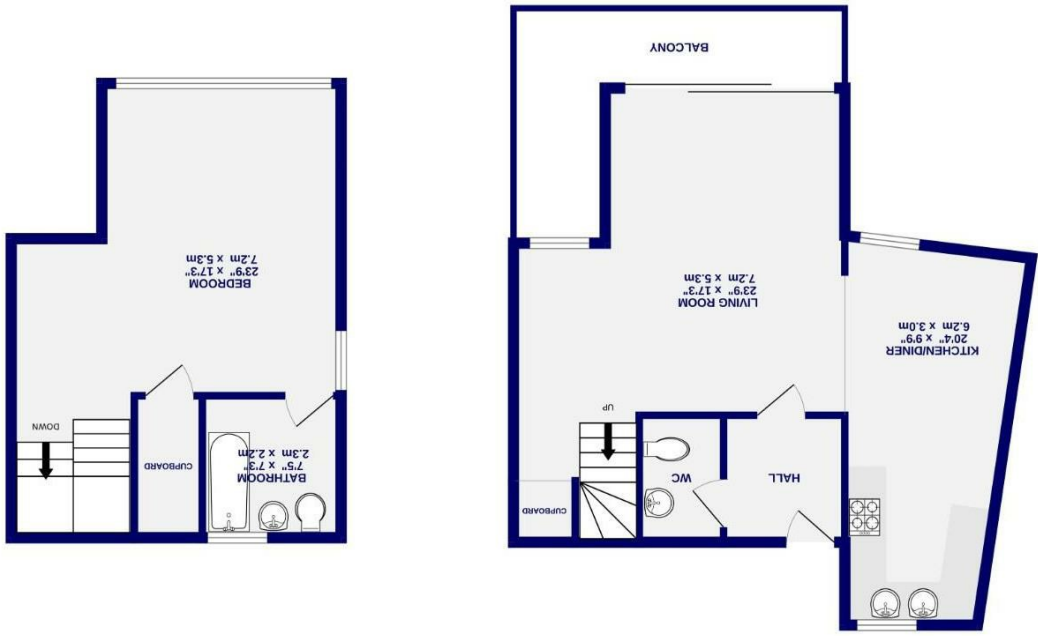


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

- City Centre Duplex Apartment
- Recently Updated Throughout
- Galleried Bedroom
- Stunning Minster Views
- Immaculate Throughout
- No Onward Chain
- Holiday Lets Permitted
- EPC - D

Leasehold
Council Tax Band - D

Blake Street
, York
YO1 8QF



1ST FLOOR
370 sq.ft. (84.4 sq.m.) approx.

GROUND FLOOR
537 sq.ft. (49.9 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. It is advised that the purchaser should verify the measurements of rooms and any other items and no responsibility is taken for any error, omission or misstatement. The services, systems, fixtures and fittings shown have not been tested and no guarantee is given as to their operation. Measurements are given in feet and inches and should be used as a guide only. The purchaser should verify the measurements of rooms and any other items and no responsibility is taken for any error, omission or misstatement. The services, systems, fixtures and fittings shown have not been tested and no guarantee is given as to their operation.



Blake Street
, York
YO1 8QF

£350,000

 1  2

Nestled within a coveted development off Blake Street, at the heart of York, lies this exceptional example of urban living. Conveniently positioned, this property offers easy access to the varied amenities of York city centre, train station and is within close proximity of York District Hospital. This property is poised to attract a diverse range of discerning buyers.

Meticulously presented and recently renovated throughout, this exquisite apartment comes with the added benefit of no onward chain.

Access to the apartment is gained through the secure entrance to the building, which has stairs and the benefit of a lift. The apartment door is accessed via the secure communal terrace which boasts exceptional views of York Minster.

The apartment features an entrance hall with a ground floor cloakroom leading to a splendid open-plan living area. Double-height windows flood the space with natural light, offering vistas of the York skyline. Large sliding doors lead to the spacious rear outdoor patio.

Adjacent to the living space is the remarkable kitchen, boasting shaker style units complemented by quartz countertops, built-in appliances, and elegant gold fixtures.

Ascending from the living area, is an impressive double bedroom served by a modern shower room featuring a walk-in shower and a stunning vanity unit.

With generous outdoor spaces and a captivating design, this remarkable apartment offers over 860 sq. ft. of living space, surpassing the size of many two-bedroom apartments in similar locations.

In essence, this is a truly spacious duplex apartment, benefiting from both a private and communal terrace with views of the Minster. With no onward chain, early viewing is highly recommended.

Leasehold
Length of lease- 102 years remaining
Ground rent £600 per annum
Ground rent review period TBC
Service charge £1739 per annum
Service charge review period TBC
Council Tax Band - D

