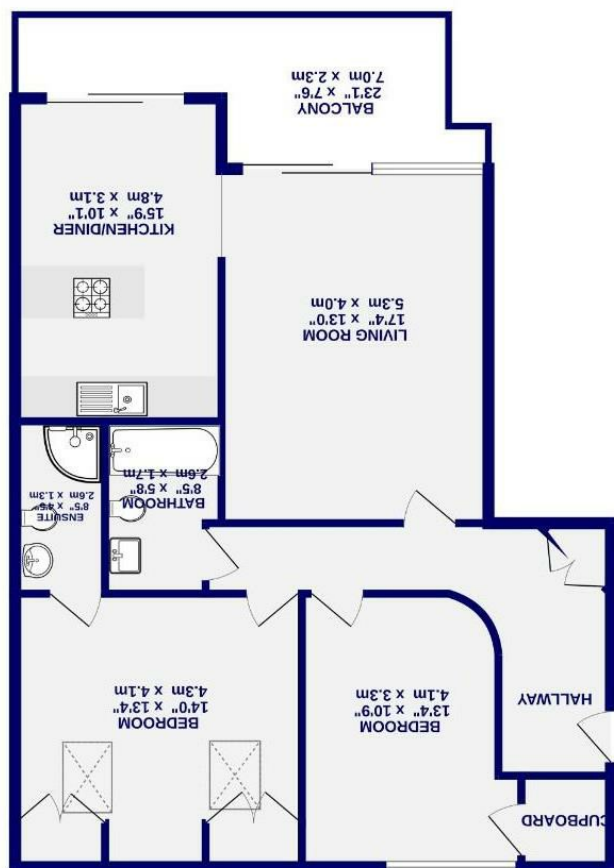


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, 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.

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- EPC - C
 - Immaculately Presented
 - Allocated Parking
 - Balcony
 - Open Plan Living
 - Two Bathrooms
 - Two Double Bedrooms
 - Penthouse
- Leasehold
Council Tax Band - C
- # Alma Terrace Fishergate, York YO10 4DJ



Alma Terrace
Fishergate, York
YO10 4DJ

£395,000



This pristine penthouse, featuring two bedrooms, occupies a coveted position within a sought-after development just off Fulford Road. Its location offers convenient access to local amenities, York City center, the Millennium Bridge, and Rowntree Park.

Built in 2005, the interior boasts an entrance hall leading to a spacious open-plan kitchen, dining, and living area. Floor-to-ceiling windows flood the space with natural light. The kitchen showcases contemporary wall and base units, integrated appliances, a breakfast bar, and stylish countertops. Two double bedrooms and a modern house bathroom complete the layout. The master bedroom includes an en suite shower room and two Velux windows.

Outside, a delightful rear balcony, allocated residents' parking, and a bike store enhance the property's appeal. Offered with no onward chain, viewing is highly recommended.

Leasehold
Length of lease- 999 years from 1 January 2005- 980 remaining
Ground rent £150 per annum
Ground rent review period N/A
Service charge £2,000 per annum
Service charge review period N/A
Council Tax Band- C

