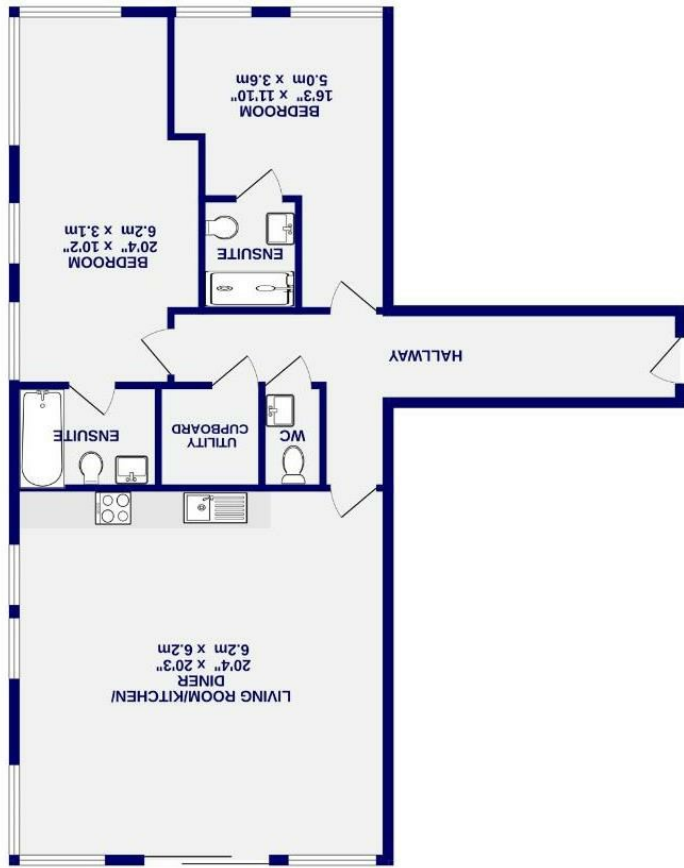


These particulars have been prepared as accurately as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances,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

4TH FLOOR AREA - 1018 sq.ft. (94.5 sq.m.) approx.
What every landlord should know before letting a property. The land is the most important asset in any property investment. The land is the most important asset in any property investment. The land is the most important asset in any property investment. The land is the most important asset in any property investment.



4TH FLOOR
1018 sq.ft. (94.5 sq.m.) approx.

- EPC C
- Private Parking Space
- Ideal Home Or Holiday Rental
- Concierge & Private Locker Storage
- Panoramic Views
- City Central Location
- Fourth Floor Luxury Apartment

Leasehold
Council Tax Band - E

58 - 60 Piccadilly , York YO1 9NX



58 - 60 Piccadilly
, York
YO1 9NX

£600,000



With a view of York Minster and Clifford's Tower from the lounge and master bedroom; this two bedroom luxury apartment is likely to appeal to a range of potential purchasers.

Located in the sought after Ryedale House an exclusive luxury apartment building within York's historic city walls. Situated on the fourth floor, this two double bedroom apartment with two en suite bathrooms is ideal for either city central living or as a holiday home. Ryedale House is a newly converted development of residential apartments arranged over seven floors, with the advantage of a secure parking space and a grand entrance foyer with concierge service.

Featuring a cutting-edge design, which creates a high-quality interior and modern decorative finish. The floor-to-ceiling glazing allows a wealth of natural light into the rooms and offers panoramic views across our beautiful historic city.

This distinctive development 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 for each apartment, 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 Sixth Floor Two Bedroom Apartment -- Two En suite Bathrooms -- Utility & Separate WC -- Private Storage Locker -- Underfloor Heating -- Lifts Access to all floors -- A secure car parking space included.

Leasehold
Length of lease- 999 years from 2020
Ground rent £250 per annum- Fixed for the life of the lease.
Service charge £2760 per annum
Council Tax Band- E

