



- City Centre Location
- Double Bedroom
- Allocated Parking
- No Onward Chain

- Second Floor Apartment
- River Views
- Electrical Car Charging Points
- EPC - C

Rowntree Wharf, a former Flour Mill thought to be one of the largest in Europe, is now home to spacious apartments enjoying a prime position, within walking distance to the city centre and local amenities.

Set on the second floor, conveniently located across from the lift, the accommodation briefly comprises; entrance hallway, generous reception room with ample room for living and dining areas with a separate fitted kitchen.

There is one double bedroom with built-in wardrobes, and a three piece bathroom suite.

The property also benefits from allocated, secure parking; a rare find in such a central position. In our opinion, the property offers good value for money compared to nearby developments and as such, early viewing is recommended.

This property is currently tenanted and so is offered with no onward chain.

Leasehold

Length of lease- 91 years remaining

Ground rent £1 pa

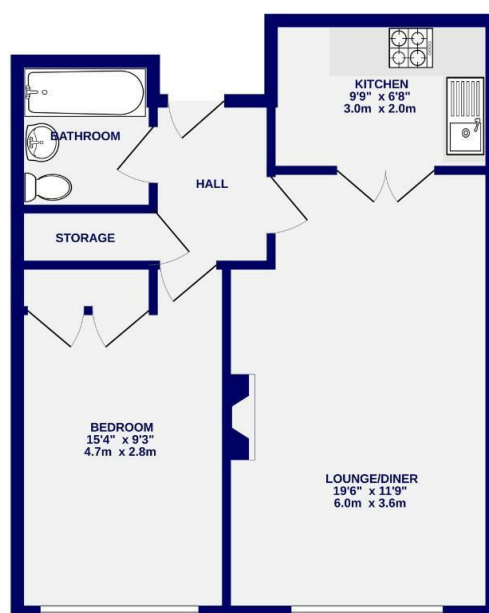
Service charge £5,143.72 pa

Service charge review period- Annually

Council Tax Band- C



2ND FLOOR
516 sq.ft. (48.0 sq.m.) approx.



TOTAL FLOOR AREA: 516 sq.ft. (48.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other areas are approximate. If included in the plan the dimensions will form part of the overall floor area 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 are guaranteed as to their operation.
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