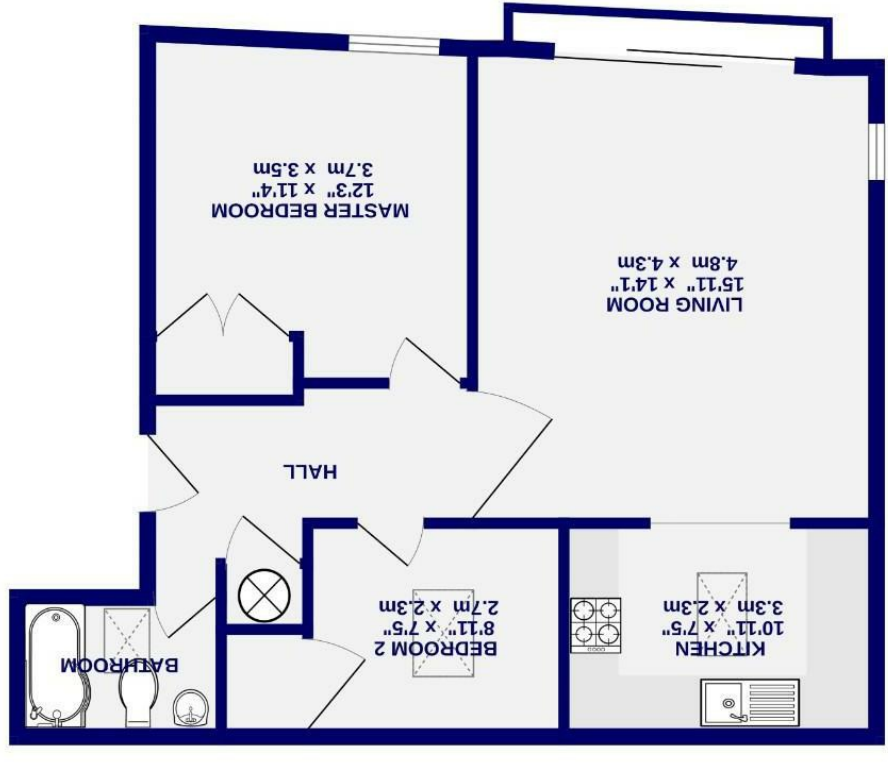


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services,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

**1ST FLOOR**  
 630 sq. ft. (58.5 sq.m.) approx.



1ST FLOOR  
 630 sq. ft. (58.5 sq.m.) approx.

# 21 - 23 Walmgate City Centre, York YO1 9TX

Leasehold  
 Council Tax Band - D

- Top Floor Apartment
- Tucked Away In A Secure Development
- City Centre Location
- Wealth Of Local Amenities
- Allocated Parking
- Recently Refurbished
- EPC TBC





21 - 23 Walmgate  
City Centre, York  
YO1 9TX

£269,950



Hidden away is this 2 bedroom city centre apartment in the highly sought after area of Walmgate. Newly refurbished including a modern kitchen and sleek bathroom, this property offers a quiet retreat with the rare benefit of off-street, allocated parking in the heart of York City Centre, just a stone's throw from an abundance of independent shops, cafés, bars, and restaurants. York Minster and the train station are a short walk away.

Upon entering through the secure electronic gates, you'll find the communal courtyard leading to the apartment via a single flight of stairs. Inside, a central hallway opens to the large bright, open-plan living/dining kitchen, where a Juliet balcony and ceiling lanterns flood the space with natural light.

The apartment also includes two spacious double bedrooms with fitted wardrobes, a new bathroom, coat and shoe cupboards, an airing cupboard and additional storage.

Externally, the property offers a secure allocated parking space and access to a communal courtyard with bin and bike storage, providing a peaceful space in the heart of the city.

This is a leasehold property, but the purchase includes an 1/8th share of the freehold. This gives you a voice on the management and relieves you of any ground rent. The lease currently has 104 years remaining. The freehold share allows you to extend this to 999 years at no cost (except your solicitors fee). There are 8 privately owned flats, and AirB&B are not currently allowed. The flat would currently rent for £1300-£1400pcm (subject to current market conditions).

Leasehold  
Length of lease - 104 years remaining  
Ground rent £0  
Ground rent review period n/a  
Service charge £1,600.00 pa  
Service charge review period: n/a  
Council Tax Band: D

