



Biba House

St. Saviours Place, York
YO1 7PJ

£425,000



Located within the highly regarded conversion of Biba House and situated in the most enviable position on St Saviourgate, is this impressive two bedroom apartment spanning over two floors and with two parking spaces.

Immaculately presented throughout, this apartment offers stunning views across the city whilst being within walking distance of the varied local amenities York has to offer. Offered with no onward chain, this property is sure to be popular amongst a variety of buyers.

Access into the building is through a secure communal entrance with concierge service and lift access to the second floor. On the lower level are two generous double bedrooms with built in storage and luxurious three piece en-suites and additional utility storage.

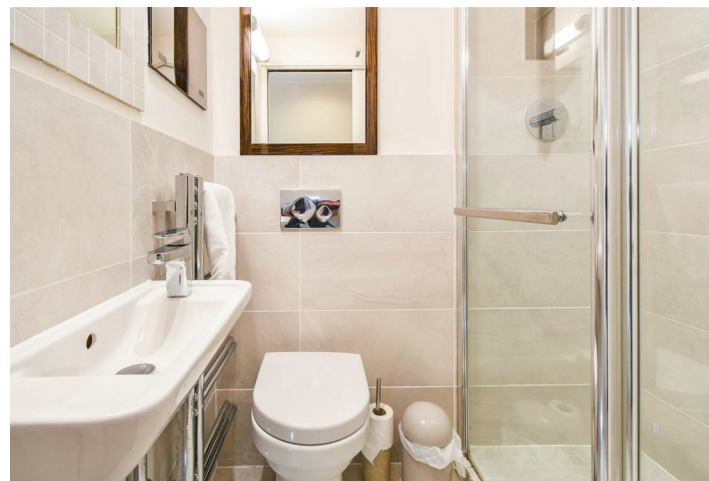
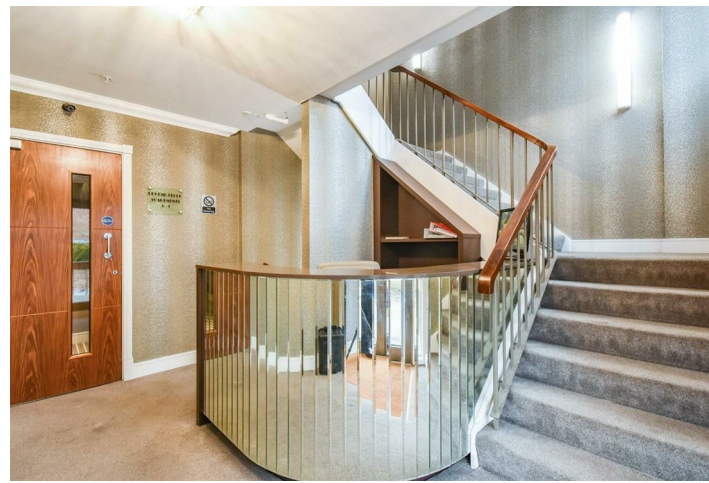
Upstairs is the breathtaking kitchen living diner, with dual aspect views of the city, looking out to the north and east. The modern kitchen is located off the main living area and boasts high gloss kitchen units which are complimented by quartz worktops and house integrated appliances, including a wine cooler. The internal accommodation is completed by the w.c located off the upper floor landing.

Well kept communal areas offer a welcoming feel when within the buildings, with secure access through the main entrance and carpark.

The property has two allocated spaces in the secure car park of which one generates an additional annual income of Approx. £2,400. This is an excellent buy to let opportunity with the potential to generate up to c. 6.5% yield.

Leasehold
Length of lease 999 years from 2016
Ground rent £350 p.a
Service charge £5,000 p.a.

Council Tax Band G



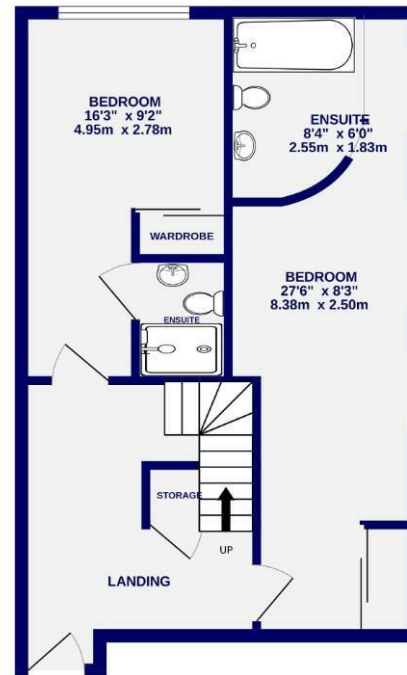


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Leasehold
Council Tax Band - G

- Duplex Apartment
- Immaculately Presented
- No Chain
- Two Allocated Parking Spaces
- Views Across The City
- Popular Location
- Underfloor Heating
- EPC C

SECOND FLOOR
485 sq.ft. (45.0 sq.m.) approx.



THIRD FLOOR
484 sq.ft. (45.0 sq.m.) approx.



TOTAL FLOOR AREA : 969 sq.ft. (90.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate 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 no guarantee as to their operability or efficiency can be given.
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