

roperty on behalf of the vendor

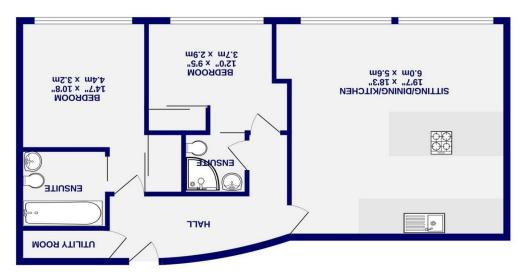
These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular property or that the property is in good structural condition or otherwise. Any areasurements, floor plans or distances referred 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 containing 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

- Ebc c
- Two Ensuite Bathrooms
 - Concierge Service
- Secure Allocated Parking
 - Two Double Bedrooms
 - City Centre Location
 - Luxury Apartment

Leasehold Council Tax Band - F

St. Saviours Place York City Centre, YOY-7PJ

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FIRST FLOOR 783 sq.ft. (72.8 sq.m.) approx.



St. Saviours Place York City Centre, York YO1 7PJ

£350,000





A luxurious two-bedroom first-floor apartment situated within the historic city walls in the highly sought-after Biba

Located on St Saviourgate, Biba House is a beautifully converted commercial building just a five-minute walk from York Minster and the many amenities of Parliament Street. This prime location is ideal for city professionals and is within walking distance of York Railway Station.

The spacious entrance hallway, with a convenient storage cupboard, leads to an impressive open-plan living/dining/kitchen area. Large floor-to-ceiling windows provide picturesque views of the period cottages on Aldwark. The contemporary kitchen, finished in light grey with white Silestone worktops and wood-effect splashbacks, includes a range of integrated appliances such as eye-level double ovens and an induction hob built into the central peninsula/breakfast bar.

Both double bedrooms feature fitted wardrobes and luxurious ensuite bathrooms. The master ensuite includes a bath, while the second ensuite boasts a walk-in shower.

The property benefits from an allocated secure parking space, a basement storage cage, A lift to all floors and a ground-floor concierge service.

Leasehold 999 years from 1st January 2015 Ground Rent £350 per annum Service charge approximately £4,706 per annum

City Council Band F









