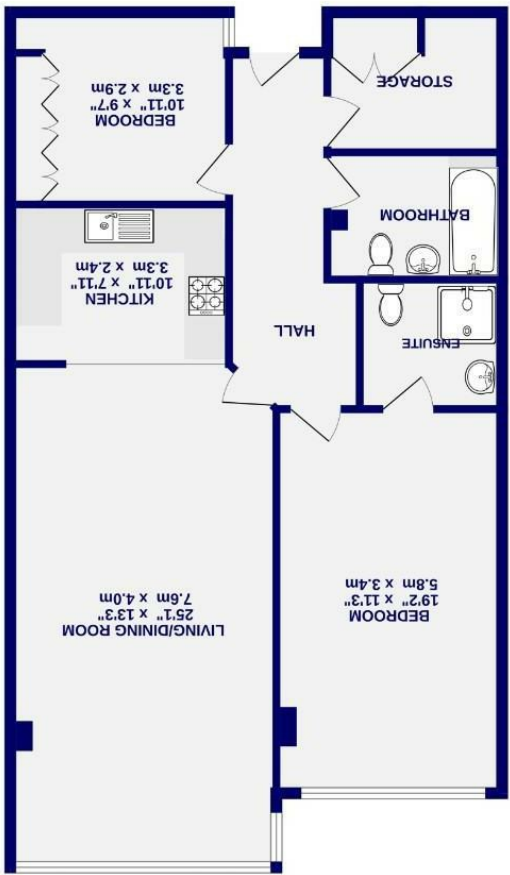




Westgate Leeman Road, York YO26 4ZF

Leasehold
Council Tax Band - C

- Second Floor Apartment
- Two Bedrooms
- Potential Study Space
- Open Plan Living Kitchen Diner
- Allocated Parking
- Recently Redecorated & Re Carpetted
- No Onward Chain
- EPC TBA



SECOND FLOOR
989 sq.ft. (91.9 sq.m.) approx.

TOTAL FLOOR AREA: 989 sq.ft. (91.9 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the footprint, measurements of rooms and any other items are approximate. It is advised that you obtain your own measurements. This plan is for illustrative purposes only and should be used as a guide only. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the 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.

Westgate Apartments
Leeman Road, York
YO26 4ZF

£375,000



Located on the second floor of this popular development is a spacious two-bedroom apartment, offered with no onward chain. Westgate Apartments is conveniently situated within walking distance of the train station and city centre, with excellent commuter links to areas outside the city. A much-loved home for many years, this property has recently been redecorated and re-carpeted and is ready to move into.

Accessed via a secure communal entrance with a concierge service, the apartment can be reached by lift or stairs. Upon entering, you are welcomed by a spacious entrance hall. The open-plan kitchen, living, and dining area is positioned at the front of the property, featuring expansive windows that allow natural light to flood the space. Generous in size, this room offers ample space for a range of furniture. The kitchen is well-equipped with a range of integrated appliances and provides both wall and base units for storage.

Adjacent to the living area is the principal bedroom, which enjoys further windows overlooking the attractive frontage of Westgate Apartments and benefits from a three-piece en-suite. Completing the internal accommodation is a second bedroom with built-in storage, a stylish three-piece family bathroom, and a deceptively large storage cupboard, which could be utilized as a home office.

Externally, the property offers secure allocated parking, well-maintained communal spaces, and a concierge service.

Offered with no onward chain, early viewing is highly recommended.

Leasehold
Length of lease- 976 years remaining
Ground rent- £150 per annum
Service charge- £3,600 per annum

Council Tax Band - C

