

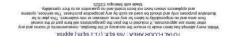
property on behalf of the vendor.

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 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 B
- No Onward Chain
- Popular Residential Development
 - Concierge Service
 - Allocated Parking
 - \bullet Bathroom & Ensuite \bullet
 - Two Double Bedroom
 - Third Floor Apartment

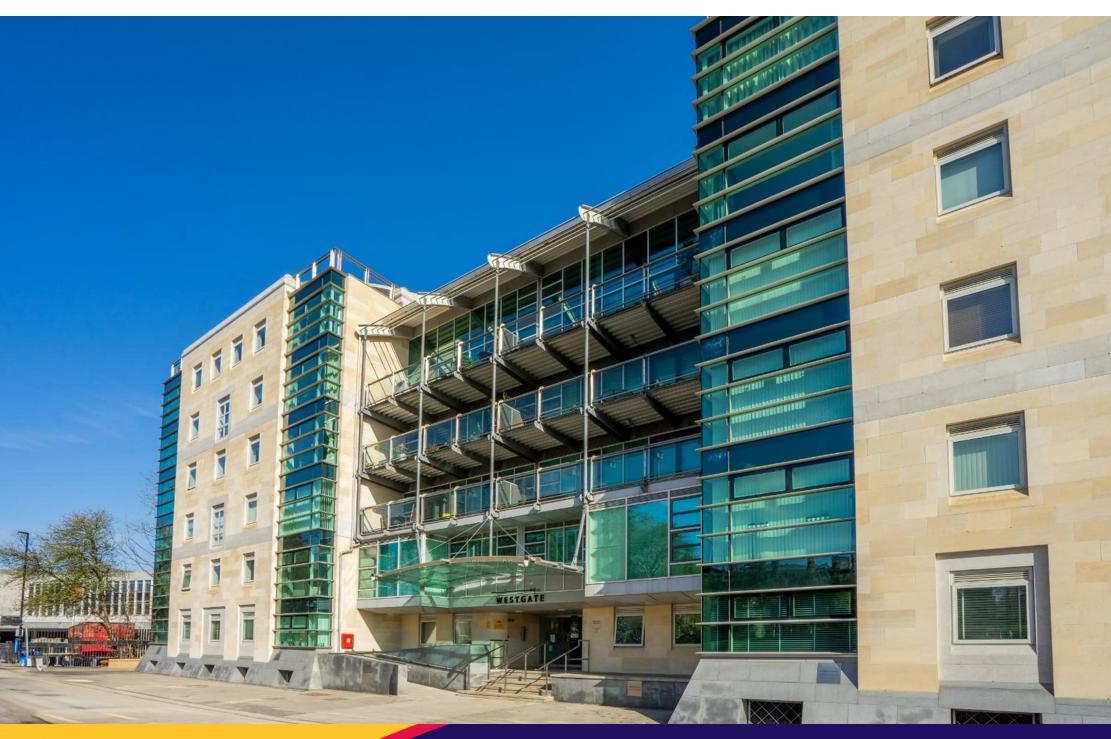
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Westgate Apartments Leeman Road, York YO26 4ZF

£325,000





Positioned within one of York's most sought-after apartment complexes, this immaculately presented twobedroom, two-bathroom third-floor apartment offers modern living in an unbeatable location. Beautifully maintained and tastefully updated by the current owners, the property features spacious interiors, allocated parking, and is offered with no onward chain—making it a standout opportunity for first-time buyers, investors, or those seeking a city base.

Access to the building is via a secure communal entrance with concierge service and lift access to all floors. Once inside, a wide entrance hall sets the tone, leading through to a bright and airy open-plan living space at the rear of the apartment. This welcoming area is bathed in natural light and features solid wood flooring, continuing seamlessly throughout the property.

The contemporary kitchen has been recently upgraded and boasts a range of sleek wall and base units, complemented by stylish worktops, splashbacks, and integrated appliances—ideal for modern-day living and

Both bedrooms are generous doubles, with the principal bedroom benefiting from a newly upgraded en-suite shower room. A well-appointed three-piece family bathroom serves the rest of the accommodation, along with an additional flexible-use room—perfect as a home office, single bedroom, or extra storage space.

Located in a highly regarded development with excellent access to York city centre, transport links, and local amenities, this exceptional apartment is a rare find. Early viewing is highly recommended.

Leasehold Leasehold
Length of lease- 976 years
Ground rent- £150 per annum
Service charge- £2,937.09 per annum

Council Tax Band - A



















