

YO30 7BN , York Bootham

Leasehold Council Tax Band - B

- Stunning City Centre Apartment
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- Fabulous City Views
- · Kitchen Diner
- · High Ceilings
- Private Outdoor Terrace
- Minster Views
- No Forward Chain
- EPC TBA

BALCONY BEDROOM 3.6m x 3.0m CUPBOARD CUPBO

1S5 sq.ft. (67.3 sq.m.) approx.

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 peased to check the in good working order, or that the property is in good structural condition or otherwise. Any areas, appliances, equipment or factlinies 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, appliances, equipment or factlinies 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 sole only and are not precise. Purchasers must statisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the contextness of each of the statements from or by otherwise regarding the trace particulars. We property is in good structural contactions or precise. Purchasers must assist themselves by inspection or by otherwise regarding the trace particulars. We property is in good structural contact the appliances in the analysis of the context as a guide only and are not precise. Purchasers must assist themselves that while the trace of a statements for the trace of the trace



Ashtons

Bootham, , York, YO30 7BN

Bootham , York YO30 7BN

£325,000



Ashtons Estate Agents are delighted to offer this charming one bedroom, first floor apartment to the market. Positioned adjacent to Bootham Bar, the property is set in the heart of York's historic city centre, boasting stunning views of the City Walls, Exhibition Square, and Kings Manor. To the rear, a hidden balcony offers rare and breathtaking views of York Minster. Ideally located close to local amenities, shops, galleries, highly regarded restaurants, and popular coffee spots, the apartment also benefits from easy access to the train station, river walks, and the ring road.

Lovingly maintained by its current owner, the apartment retains many original features. The light-filled living room enjoys large windows and captivating views, centred around a striking original marble fireplace. The dining kitchen provides ample storage with a range of units and worktops, space for a dining table, and a pantry.

The double bedroom, with high ceilings, is quietly positioned to the rear, while the heritage-style bathroom includes a shower over the bath and complements the character of the home. The private rear terrace is perfect for morning coffee or alfresco dining, with stunny views and historic backdrop.

Occupying an elevated position within this historic building, the apartment is offered with no forward chain. An early viewing is highly recommended as homes of this calibre and location are rarely available.

Leasehold, Length of lease-179 years remaining Ground rent- £25 per annum, Ground rent review period-Fixed Service charge- £400 per annum,

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