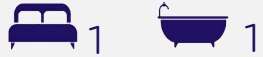




Blossom Street , York YO24 1AJ

£275,000



A newly built duplex one bedroom apartment, discreetly tucked away behind a charming listed property on Blossom Street and accessed via a gated archway. The property benefits from a non-restrictive lease, allowing owners the flexibility to let the apartment for both long-term and short-term rentals.

Ideally located on Blossom Street, this highly desirable city centre address offers views of the historic Micklegate Bar walls and provides convenient access to local amenities, York City Centre, and York Railway Station, all within walking distance.

Entering the development through the elegant coach archway with secure communal gates, the front door is accessed via a gantry overlooking the communal garden. The ground floor comprises a welcoming entrance hallway leading to a spacious double bedroom and a modern bathroom featuring a walk-in shower and marble-effect tiles. On the first floor, an impressive open-plan kitchen, dining, and lounge area boasts a vaulted ceiling with Velux windows, creating a bright and airy space. The room opens onto a private first-floor balcony, ideal for relaxing or entertaining. The sleek grey kitchen is equipped with integrated appliances and finished to a high standard with luxury fittings.

Externally, the property includes access to a communal garden and a bin store.

Lease Length: 999 years from 2025

Ground Rent: £0

Service Charge: Approximately £2.25 per sqft - £1014.75

*** The internal photos are of a similar apartment and are purely to provide an idea of how this property will look **

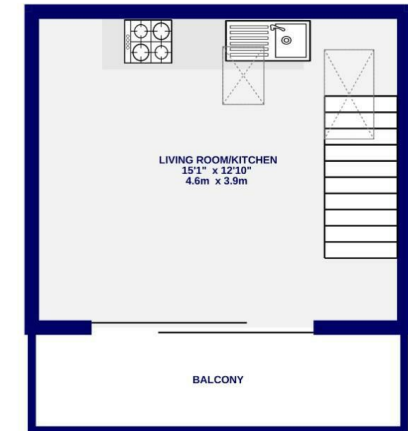
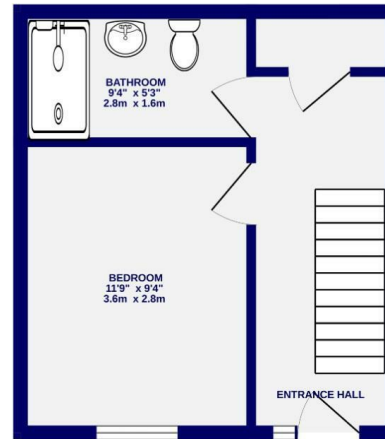




Blossom Street , York YO24 1AJ

Leasehold
Council Tax Band - New Build

- First and Second Floor Duplex Apartment
- Modern Eco Freindly Apartment
- Air Source Heat Pump
- New Build Apartment
- Views of York Walls
- A Short Walk from York Railway Station
- EPC TBC



TOTAL FLOOR AREA : 451 sq.ft. (41.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garage/stores will form part of the overall floor area 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.
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