

YO31 7NS , York Monkgate

Leasehold C - brind xeT lionuoD

- Large Duplex Apartment
- Three Double Bedrooms
- No Onward Chain
- · York City Centre
- Off Street Parking
- · Beautifully Presented
- EbC D

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 pleased to check the information is of particulars in good working order, or that the property is in good structural condition or the order of the order and we would be be as statement of fact'. If there is any point which is of particular importances, equipment or facturatial condition or otherwise. Any assuments flow have not tested any services, equipment or factinaties 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 of the areas, and in the endition or precises. Purchasers must satisfy themselves by inspection or by otherwise regarding the items and as to the correctness of each of the areas ments of particulars. No person in the employment of Anat and an automatic field of the vendor.

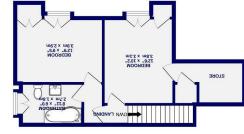
9'2" × 8'0" 9'2" × 8'0" 8.2.4m

T'91 X 1412





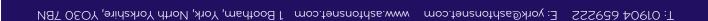
3'2W × 3'TW 11.6" × 10'2" LIVING ROOM



4TH FLOOR 444 sq.ft. (41.3 sq.m.) approx.



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Monkgate, , York, YO31 7NS

Monkgate , York YO31 7NS

£400,000



This spacious and beautifully presented three-bedroom duplex apartment offers generous and flexible living accommodation in a prime location just outside York's historic city walls. Set within the iconic Grade I listed County House,the property combines elegant period features with modern city living. Just a short walk from the heart of York, its many shops, restaurants, and attractions.

Accessed via an impressive communal entrance hall with both lift and stair access, the apartment opens into a private hallway leading to the lower-level accommodation. The heart of the home is a spacious open-plan dining kitchen fitted with a range of contemporary wall and base units, integrated appliances including oven and hob, and ample space for dining and entertaining. The adjoining lounge area offers a welcoming living space and flows seamlessly from the kitchen.

The principal bedroom is a generous double with a stylish en-suite shower room. A staircase leads to the first floor, where two further well-proportioned double bedrooms each benefit from fitted wardrobes. French doors have been thoughtfully added to enclose the former mezzanine space, offering privacy while still allowing natural light to flood through. A useful store room, accessed from the third bedroom, provides valuable additional storage.

This unique and characterful home is ideal for professionals, downsizers, or as a high-quality investment property. Offered with no onward chain and featuring a secure parking space, early viewing is highly recommended to appreciate the size, flexibility, and setting of this exceptional apartment.

Leasehold

Length of lease- 107 years remaining Ground rent- £200 per annum Ground rent review period- Fixed Service charge- £3,966.26 per annum

Council Tax Band- D

















