



# Monkgate , York YO31 7NS

Leasehold  
Council Tax Band - D

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



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Monkgate  
, York  
YO31 7NS

£400,000

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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

