



- Second Floor Apartment
- Open Plan Kitchen Living Diner
- Historic Building
- No Onward Chain

- Two Bedrooms
- Secure Multi-Storey Covered Allocated Parking
- Central Location
- EPC - C

Ashtons Estate Agents are delighted to offer this rare opportunity to own a beautiful and spacious city centre flat in one of York's best industrial buildings and be part of York's rich chocolate heritage. Rowntree Wharf, a former Flour Mill thought to be one of the largest in Europe, is now home to spacious apartments enjoying a prime position.

This property is ideally placed for access into the historic city centre, with a 2 minute walk from the popular shops, restaurants, pubs and cafes York has to offer but also benefits from a tranquil riverside living.

Set on the second floor, with lift access and views of the Minster, the accommodation briefly comprises; entrance hallway, generous reception room with ample room for a range of furniture, with a kitchen set behind. Offering open plan living, this room is bathed in natural light due to the large window overlooking the river.

There are two well proportioned bedrooms (both with built-in wardrobes), and a three piece bathroom suite with shower over.

The property also benefits from a bike store and a secure multi-storey covered allocated parking space; a rare find in such a position. Offered with no onward chain, early viewing is highly recommended to appreciate all that is on offer.

Grade II listed.

Leasehold

Length of lease- 125 years from 1 January 1990

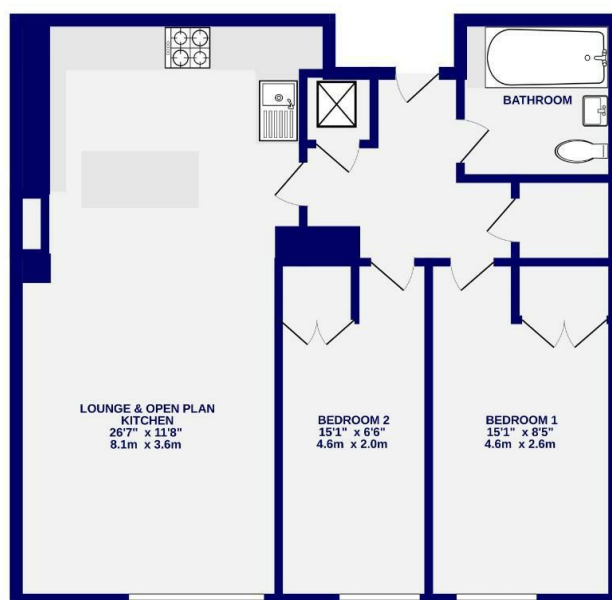
Ground rent - Fixed at a peppercorn £1 per annum

Service charge- £1,066.39 per quarter (comprising service charge £495.40, insurance charge £407.60 and reserve fund £163.39)

Council Tax Band - D



GROUND FLOOR  
691 sq.ft. (64.2 sq.m.) approx.



5 ROWNTREE WHARF  
TOTAL FLOOR AREA: 691 sq.ft. (64.2 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. It is included in the plan the proportions will form part of the overall floor area and no responsibility is taken for any error, omission or misstatement. The plan is for illustrative purposes only and should be used as a guide only for prospective purchasers. The services, systems and appliances shown have not been tested and no guarantee as to their operability.  
Made with Floorplan (C202)

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