



Westgate Apartments Leeman Road, York YO26 4ZF

Offers Over £300,000



Situated within the sought after Westgate Apartments development, just a short walk from York City Walls, the city centre, and the train station, is this substantial two bedroom apartment. Generously proportioned and well presented throughout, the property offers two bathrooms and flexible accommodation, making it an ideal home for owner occupiers or a superb investment opportunity.

Accessed via a secure communal entrance with concierge service, the apartment comprises a spacious entrance hall leading into a bright and airy open plan kitchen, living and dining area, with dual-aspect windows allowing plenty of natural light to flood the space.

There are two well sized double bedrooms, including a principal bedroom with built-in storage and an en-suite shower room. A contemporary three piece family bathroom completes the internal accommodation. The property also offers allocated parking.

Given its excellent location, good presentation and practical layout, this property is expected to attract strong interest.

Offered with no onward chain

Leasehold

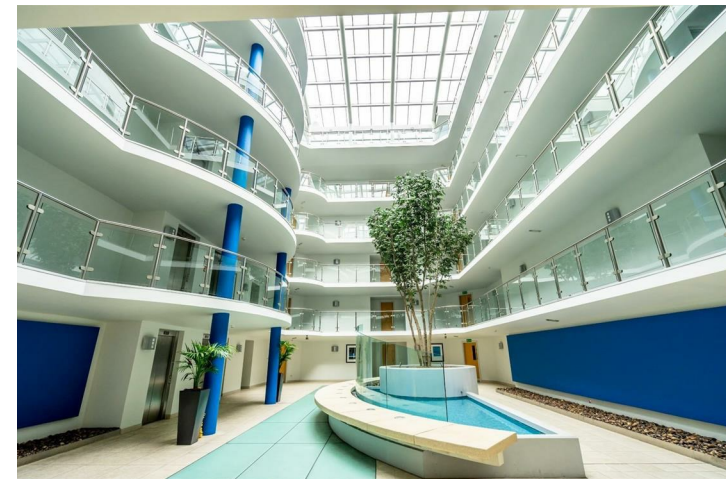
Length of lease- 999 years from 01/01/2002

Ground rent - £280 per annum

Service Charge- £3,168.00 per annum

****This property is being sold on behalf of a corporate client. It is marketed subject to obtaining the grant of probate and must remain on the market until contracts are exchanged. As part of a deceased's estate it may not be possible to provide answers to the standard property questionnaire. Please refer to the agent before viewing if you feel this may affect your buying decision.****

****Please note that any services, heating system or appliances have not been tested, and no warranty can be given or implied as to their working order. ****



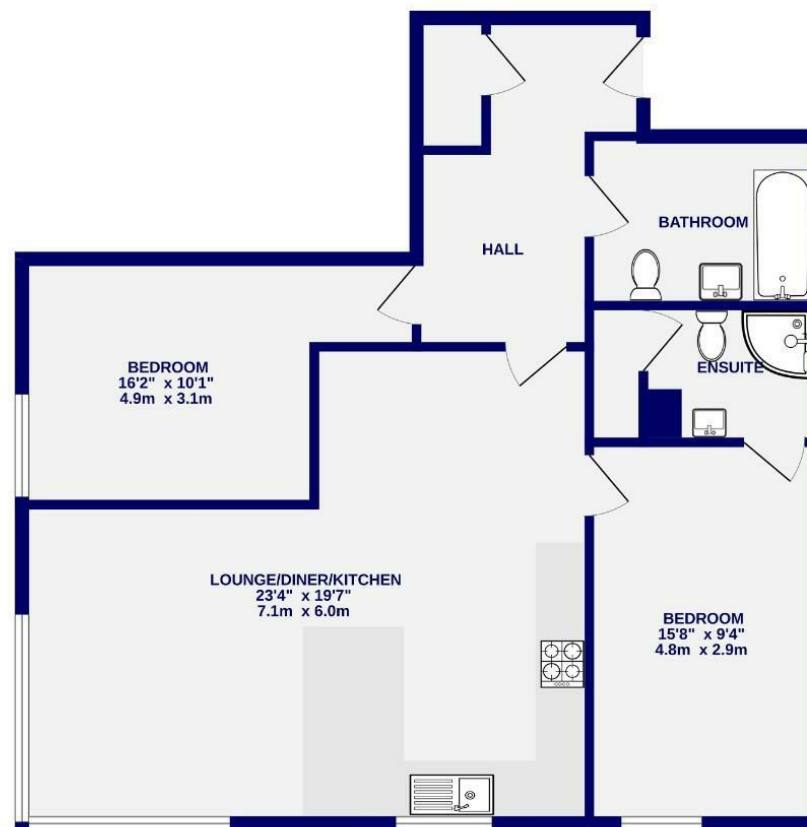


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Leasehold
Council Tax Band -

- Spacious Apartment
- Two Double Bedrooms
- Two Bathrooms
- Allocated Parking
- Well Presented Throughout
- Central Location
- No Onward Chain
- EPC C

GROUND FLOOR
883 sq.ft. (82.1 sq.m.) approx.



TOTAL FLOOR AREA : 883 sq.ft. (82.1 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/shed 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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