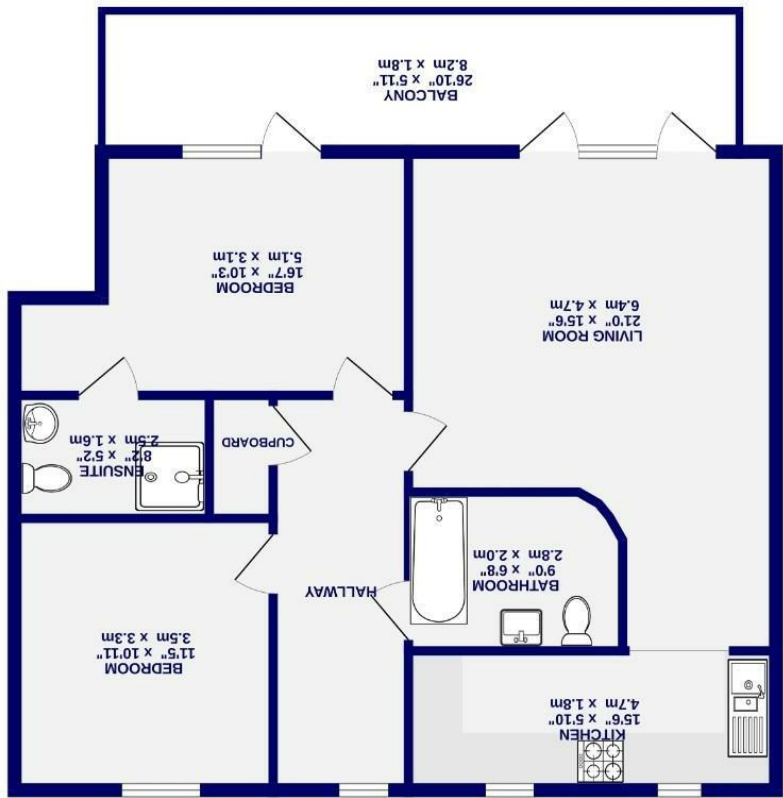


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities 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 otherwise. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

While every effort has been made to ensure the accuracy of the floorplan measurements of rooms and any other dimensions and proportions, it is advised that the purchaser should verify the measurements of the property by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.



GROUND FLOOR
841 sq. ft. (78.1 sq.m.) approx.

- EPC C
- Private Terrace
- Holiday Let
- Currently Operating As A Successful
- City Central Location
- Two Bathrooms
- Two Double Bedrooms
- York Minster
- Unique Development With A View Of

Leasehold
Council Tax Band - D

Stonegate Court Blake Street, York YO1 8QF



Stonegate Court
Blake Street, York
YO1 8QF

Offers Over £295,000

 2  2

Located in the heart of York and boasting stunning views of York City Centre, is this stylish 2-bed apartment. Positioned above a vibrant street, it has the benefit of the city centre location, yet offering a peaceful haven with a serene courtyard in the shadow of York Minster. It also has the advantage of private balcony, accessed from the lounge and master bedroom.

The modern apartment spans over 800 sq. ft., making it larger than most two-bedroom properties currently available. Subject to availability, there is the opportunity to purchase a local parking permit. An early viewing is highly recommended, as homes of this size and quality rarely stay on the market for long.

Ideal as either a residence or investment opportunity, properties of this size and prime location are seldom available.

Leasehold
Length of lease- 101 years remaining
Ground rent £600.41 per annum
Service charge £1853.87 per annum

Council Tax Band- D

