



58 - 60 Piccadilly
, York
YO1 9NX

£525,000



With a view of York Minster and Clifford's Tower from the lounge and master bedroom; this two bedroom luxury apartment is likely to appeal to a range of potential purchasers.

Located in the sought after Ryedale House an exclusive luxury apartment building within York's historic city walls. Situated on the fourth floor, this two double bedroom apartment with two en suite bathrooms is ideal for either city central living or as a holiday home. Ryedale House is a newly converted development of residential apartments arranged over seven floors, with the advantage of a secure parking space and a grand entrance foyer with concierge service.

Featuring a cutting-edge design, which creates a high-quality interior and modern decorative finish. The floor-to-ceiling glazing allows a wealth of natural light into the rooms and offers panoramic views across our beautiful historic city.

This distinctive development is much larger than similar developments standing tall and contrasting brilliantly with the stone-built heritage buildings which lie on the opposite bank of the river. For residents' convenience and peace of mind, the development also includes generous private storage lockers for each apartment, bike storage, refuse chute, a sprinkler system and lifts to all floors, as well as staircase access.

Communal Reception with Concierge -- Large Open Plan Living/Dining Kitchen -- Panoramic Views -- A Sixth Floor Two Bedroom Apartment -- Two En suite Bathrooms -- Utility & Separate WC -- Private Storage Locker -- Underfloor Heating -- Lifts Access to all floors -- A secure car parking space included.

Leasehold
Length of lease- 999 years from 2020
Ground rent £250 per annum- Fixed for the life of the lease.
Service charge £2760 per annum
Council Tax Band- E



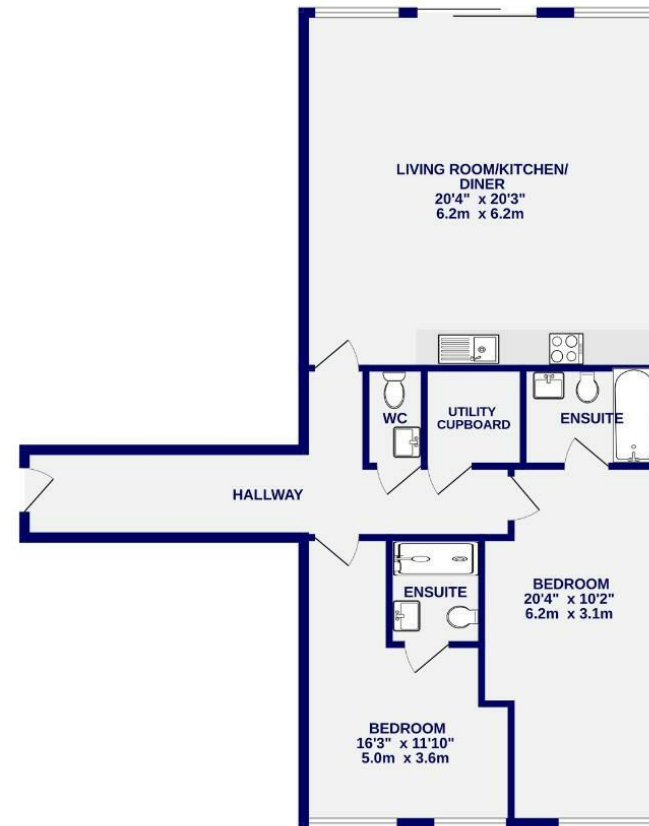


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Leasehold
Council Tax Band - E

- Fourth Floor Luxury Apartment
- City Central Location
- Panoramic Views
- Concierge & Private Locker Storage
- Ideal Home Or Holiday Rental
- Private Parking Space
- EPC C

4TH FLOOR
1018 sq.ft. (94.5 sq.m.) approx.



TOTAL FLOOR AREA: 1018 sq.ft. (94.5 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/storeroom 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 is given as to their operability.
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