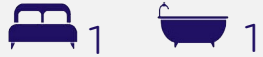




Blossom Street York YO24 1AJ

£215,000



A newly built one-bedroom ground floor apartment, quietly positioned to the rear of a beautiful listed building on Blossom Street, accessed via an elegant gated coach archway.

Tucked away in this peaceful setting, the apartment enjoys a prime city centre location just moments from the historic Micklegate Bar, with easy access to York Railway Station and the vibrant shops, bars, and restaurants of the city centre—all within walking distance.

The apartment is offered with a rare, non-restrictive lease, providing excellent flexibility for both long-term and short-term letting.

Accessed via a smart communal gantry overlooking the shared garden, the apartment opens into a central entrance hallway leading to a generous double bedroom and a stylish, modern bathroom with a walk-in shower and marble-effect tiling. The open-plan living, kitchen and dining area is finished to a high standard, with a sleek grey kitchen featuring integrated appliances and contemporary fittings throughout.

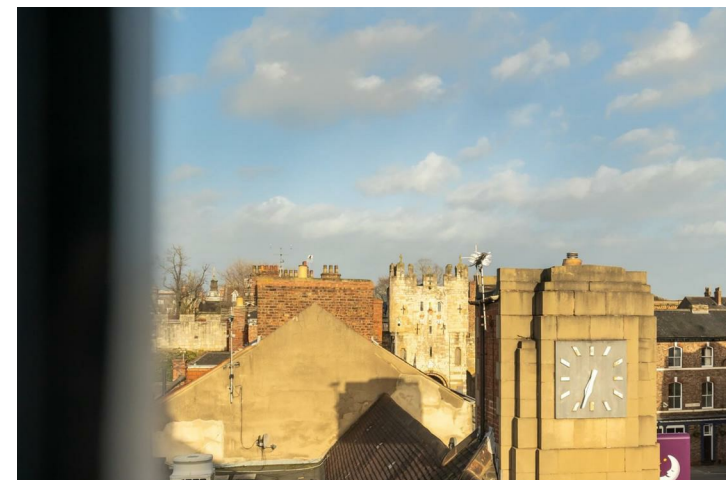
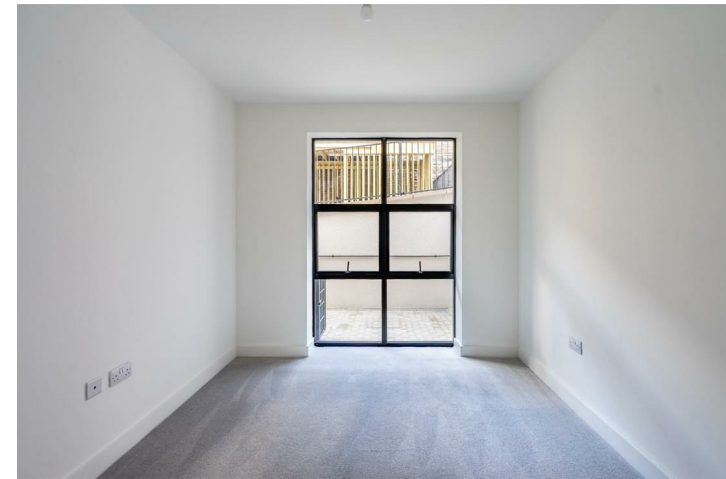
Externally, the development benefits from a communal garden and bin store.

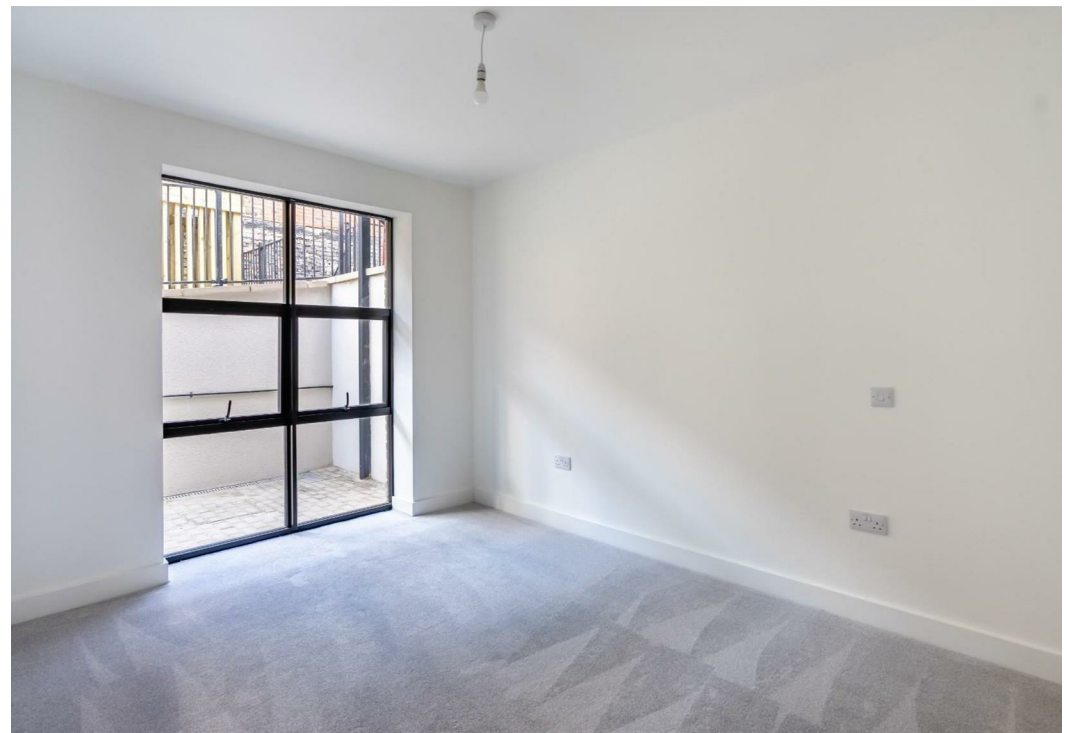
An ideal investment or city base in one of York's most desirable locations.

****Lease: 999 years from 2025****

****Ground Rent: £0****

****Service Charge: Approx. £2.25 per sqft****



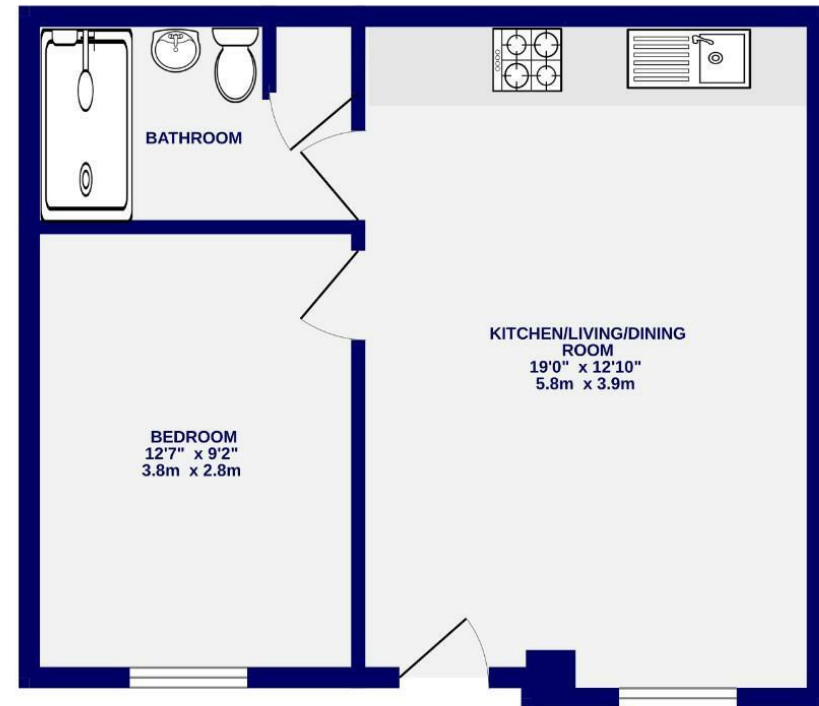


Blossom Street York YO24 1AJ

Leasehold
Council Tax Band - New Build

- One Bedroom Apartment
- Modern Eco Freindly Apartment
- Air Source Heat Pump
- New Build Apartment
- Views of York Walls
- A Short Walk from York Railway Station
- EPC TBC

GROUND FLOOR
408 sq.ft. (37.9 sq.m.) approx.



TOTAL FLOOR AREA: 408 sq.ft. (37.9 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 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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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.