



- Ground Floor Apartment
- One Double Bedroom
- Popular Residential Area
- Offered No Onward Chain
- Modernised Throughout
- Three Piece Bathroom
- Ideal First Home
- EPC - E

Situated within walking distance of York city centre and the train station, this beautifully modernised ground floor apartment offers a stylish and characterful home, ideal for first-time buyers, professionals or investors. Offered to the market with no onward chain, the property forms part of a charming converted building and has been thoughtfully updated throughout.

The heart of the apartment is the bright open plan living kitchen, featuring a newly fitted kitchen with integrated appliances and providing a welcoming space for cooking, dining and relaxing. The accommodation also includes a generous double bedroom, a modern three-piece bathroom with a washer/dryer cupboard, and a separate study or home office, offering flexibility for those working from home. To the rear, the apartment benefits from its own access, adding to the sense of privacy and convenience.

The location is a real highlight, with York city centre and railway station close at hand, excellent transport links, and on-street parking available without the need for a permit. A range of local amenities can be found nearby, along with attractive riverside walks that provide an easy and scenic route into the city.

Well presented throughout and ready to move into, this self-contained ground floor apartment represents a fantastic opportunity to secure a distinctive home in one of York's most convenient and sought-after locations.

#### Leasehold

Length of lease- 999 years from 27 September 2013

Ground rent - £0

Service Charges : £0 - 50% contribution to Buildings Insurance - £196.48 (2025/26)

Freehold will be transferred equally to purchasers

Council Tax Band- A



GROUND FLOOR  
426 sq.ft. (39.6 sq.m.) approx.



TOTAL FLOOR AREA: 426 sq.ft. (39.6 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/boiler will form part of the overall dimensions. The floor 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 as to their operability.  
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