



# Ryedale House

58 -60, Piccadilly, York  
YO1 9NX

£550,000



A two bedroom, sixth floor apartment, with floor to ceiling windows and a remarkable corner of glass, means this property is sure to appeal to a range of purchasers. Furnished to an exceptionally high standard throughout and all furnishings are all included in the sale.

Operating as a holiday let also known as "Skyline" the apartment is managed by the highly regarded Stays York. The property has achieved an approximate average occupancy of 80% this year and a gross income of £44,000 July 2021 - April 2022

Located in the sought after Ryedale House an exclusive luxury apartment building within York's historic city walls. Situated on the sixth floor, this two double bedroom apartment with main en-suite bathroom and separate family bathroom 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 with an electric car charging point and a grand entrance foyer with concierge service. The apartment includes underfloor heating to the wooden floors of the lounge and hallway as well as in each of the tiled bathrooms.

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.

Leasehold  
Length of lease - 995 years remaining  
Ground rent £250  
Ground rent review period - annually  
Service charge £2,181.23  
Service charge review period - annually  
Council Tax Band E





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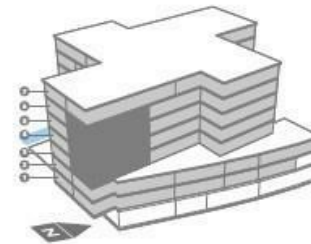
Leasehold  
Council Tax Band - E

- Sixth Floor Luxury Apartment
- City Central Location
- Panoramic Views
- Concierge & Private Locker Storage
- Ideal Home or Holiday Rental
- Parking In Secure Car Park
- EPC C



Kitchen/Living/Dining Room	7050mm x 6020mm	23'1" x 19'9"
Bedroom 1	4010mm x 3910mm	13'2" x 12'10"
Bedroom 2	4065mm x 2770mm	13'4" x 9'1"

■ - Column



#### Apartments

Floor 3: 3.7	Floor 5: 5.7
Floor 4: 4.7	Floor 6: 6.7

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