

LANCASTER
SAMMS

3 Mill Mount House Mill Mount, York

York

£725,000



An exceptional apartment occupying a choice position within a landmark Georgian building, sympathetically converted in 2006 and offering in excess of 2100 Sq Ft of prime accommodation. Throughout, the property has retained a wealth of period features combined with modern luxury and convenience. Mill Mount House enjoys beautifully maintained and secure communal gardens in a choice position on The Mount, with electronic gated access and secure parking.

The second-floor apartment is accessed via a grand staircase and opens into the remarkable private hall. Beyond are the principal reception rooms including the impressive drawing room with large casement windows and central fireplace.

The sociable dining kitchen provides a perfect entertaining space and has been thoughtfully refitted and flows seamlessly into the dining area. Contrasting units are complemented by quartz worksurfaces and a full complement of integrated appliances including range oven, double oven and microwave, wine cooler, dishwasher and fridge/freezer.

The property benefits from three bedrooms including a lovely master bedroom with fitted storage and en-suite shower room. In addition is a large house bathroom (with laundry cupboard) and store.

Most rooms benefit from an abundance of natural light and pleasant views of the surrounding gardens and cityscape. The apartment is complemented by lovely grounds, an allocated parking space and bicycle store.

In summary, a quite unique opportunity to secure one of the city's finest apartments.

Occupying an enviable position on the Mount in one of York's most sought-after areas located close to the city centre, and within walking distance to the railway station and easy reach of the A64. The property is also close to the thriving Bishopthorpe Road area of the city, with its array of independent shops, boutiques and eateries.

From the inner ring road at Micklegate Bar follow Blossom Street in a south westerly direction and continue onto The Mount. Take a left hand turning into Mill Mount where the development is situated on the right hand side.

LEASEHOLD INFORMATION

Share of Freehold

Service Charge £4138 per annum

Reserve Fund £2000 per annum. Due to finish in February 2026

No Ground Rent

Original Lease of 125 years with approx 107 years remaining.

EPC Rating: C

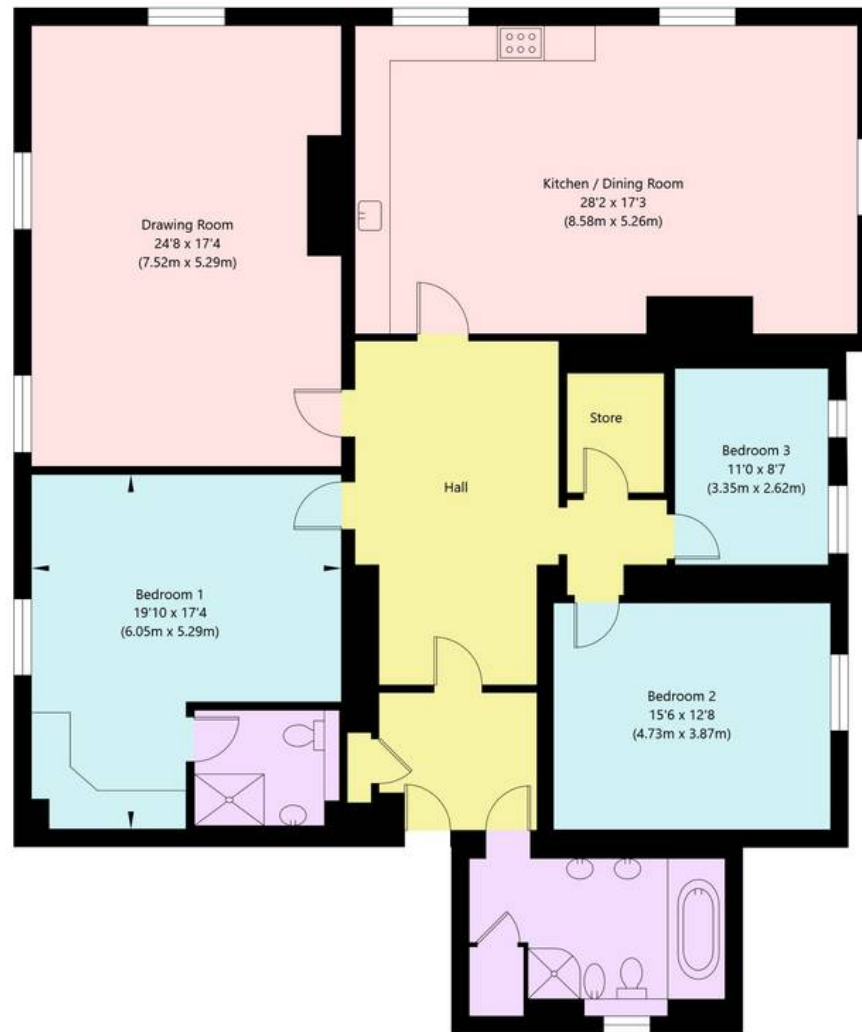








Mill Mount House , York, YO24 1BG



Second Floor
GROSS INTERNAL FLOOR AREA
APPROX. 2181 SQ FT / 202.59 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 2181 SQ FT / 202.59 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.
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