



THE QUADRANT

APARTMENT 8 - £485,000

A luxury three bedroom second and third floor duplex apartment with sliding patio doors opening to balconies on both floors from where you can enjoy fabulous Minster views.

On the second floor is the entrance hallway, a utility room, three spacious double bedrooms, and two bathrooms including one ensuite.

Stairs lead to the top floor open plan kitchen/living room fitted with stylish kitchen cabinets, quartz worktops and integrated appliances.



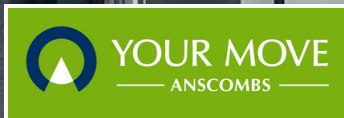
Second Floor
GROSS INTERNAL FLOOR AREA
APPROX. 669 SQ FT / 62.16 SQ M



Third Floor
GROSS INTERNAL FLOOR AREA
APPROX. 434 SQ FT / 40.3 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1103 SQ FT / 102.46 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.

The apartment has gas fired underfloor heating
and an energy performance rating (EPC) of B.
Lease length - 250 years - Ground Rent - Peppercorn
Service charge - Approx. £2545 per annum
Short term lets and holiday letting permitted



01904 621532

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BOOTHAM ROW | YORK | YO30 7BR



An Exciting Luxury Development

**Eight New York Loft Style Apartments
and One Town House, all with Minster Views**



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