



Ashtons

Westgate Apartments, Leeman Road, York, YO26 4ZP

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Guide Price £325,000



A stunning two-bedroom fourth-floor corner apartment in the heart of York, perfectly positioned to enjoy the city's vibrant cultural scene while offering a peaceful retreat beside the River Ouse. Westgate Apartments is one of the city's most sought-after developments, just outside the historic walls and within walking distance of Bettys Tea Rooms, independent cafés, shops, galleries, and theatres, offering the ultimate contemporary city living experience. York railway station is close by, offering regular services to London, Edinburgh, and Manchester, while the A64 ring road provides quick access to Leeds, the A1(M), and the wider motorway network.

This beautifully presented apartment boasts a south-facing aspect and expansive floor-to-ceiling windows in the main reception area, flooding the home with natural light and creating a bright, airy atmosphere. The open-plan living space is generous in proportion and ideal for both relaxing and entertaining. The kitchen is fitted with sleek wall and base units, complemented by integrated appliances and ample worktop space, providing a perfect balance of style and functionality.

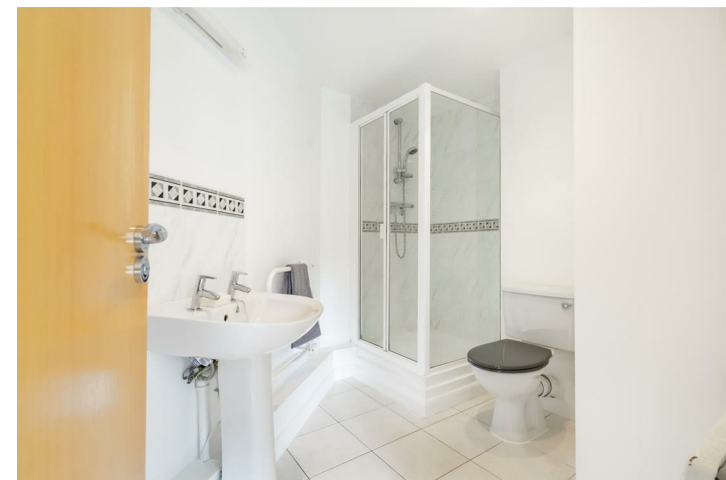
The principal bedroom benefits from an en suite shower room, while the second double bedroom and a spacious family bathroom are thoughtfully arranged off the hallway. Subtle recent redecoration and new carpets enhance the contemporary feel throughout, creating a sophisticated yet welcoming home.

Residents enjoy a range of premium amenities, including a concierge service, secure allocated parking, lift access, video entry system, CCTV surveillance, and underground bicycle storage.

This apartment perfectly combines prestigious city living with a tranquil riverside retreat, ideal for those seeking a contemporary home in one of York's most desirable locations.

Leasehold
Length of lease- 975 years remaining
Ground rent - £150 per annum
Ground rent review period- Fixed
Service Charge- £3,058 per annum

Council Tax Band- D
EPC B



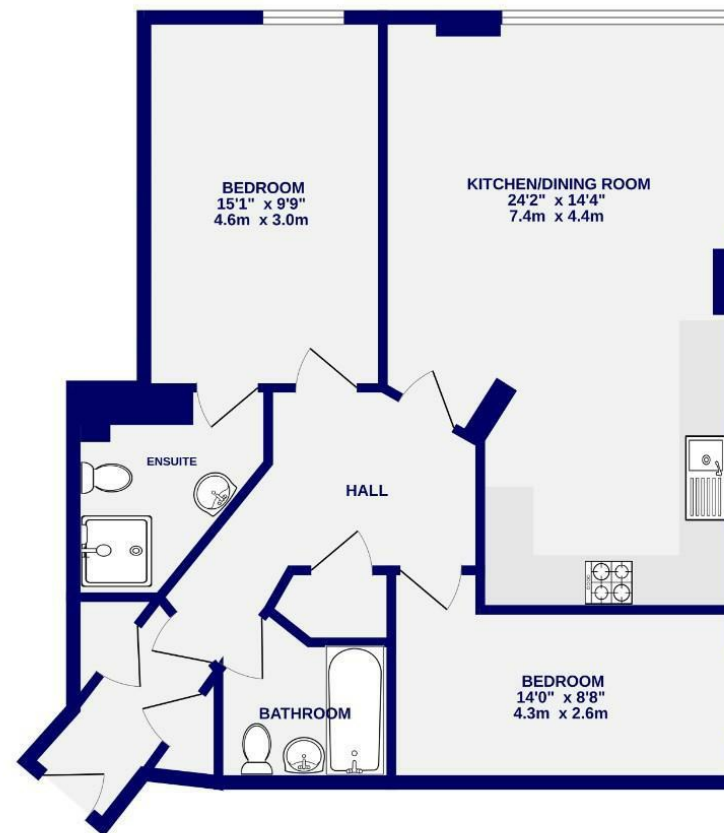


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Leasehold
Council Tax Band - D

- Stunning Two Bedroom Fourth Floor
- Open Plan Kitchen Diner Living
- South Facing Corner Apartment
- Prestigious City Centre Location
- Expansive Floor To Ceiling Corner Windows
- Principal Bedroom With En Suite
- Generous Second Double Bedroom
- Lift Access & CCTV Security
- Secure Parking & Concierge Service
- EPC TBC

4TH FLOOR
842 sq.ft. (78.2 sq.m.) approx.



TOTAL FLOOR AREA : 842 sq.ft. (78.2 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 gauged areas 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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