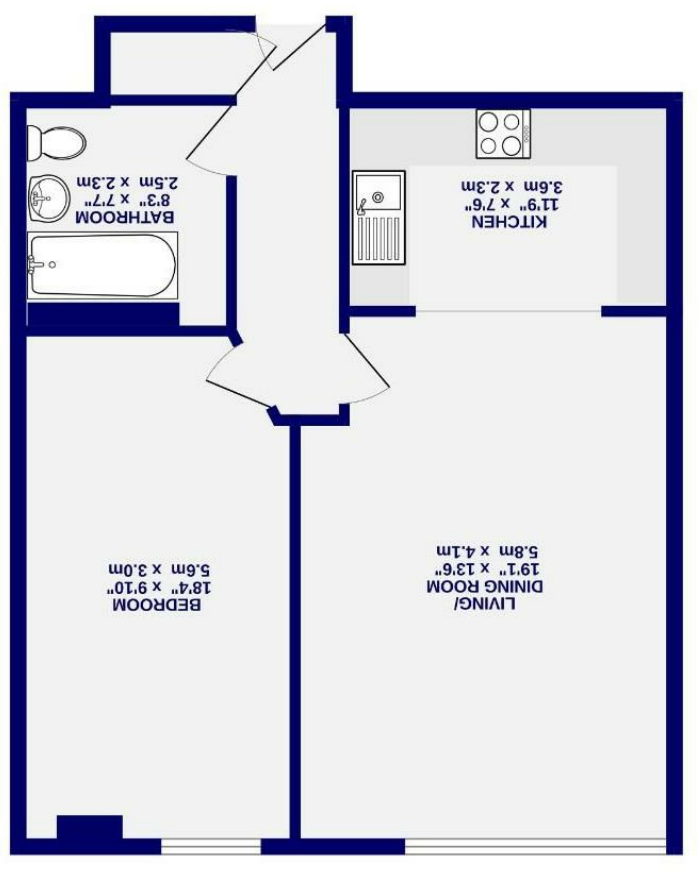


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Westgate City Centre, York YO26 4ZF

Leasehold
Council Tax Band - C

- One Bedroom Apartment
- Modern Fitted Kitchen
- Open Plan Living/ Dining Area
- Engineered Wood Flooring & Excellent Built-In Storage/Shelving
- Electric Heating System Installed In 2023
- Popular Westgate Apartments location, Close To York City Centre And Station
- Allocated Parking Within Communal Car Park, EPC C



2ND FLOOR
636 sq.ft. (59.1 sq.m.) approx.

TOTAL FLOOR AREA: 636 sq.ft. (59.1 sq.m.) approx.
 Whilst every attempt has been made to ensure the accuracy of the quantities of rooms and areas, some errors may occur. It is advised that the purchaser should obtain a professional survey and measurement of the property for their own purposes only and should be made as early as possible. The vendor, agent, floor area and responsibility is taken for any error, omission or mis-statement. This plan is for information purposes only and should be used as a guide only. The actual dimensions and appliances shown have not been measured and no guarantee as to their accuracy. Make with Mapelex code.



Westgate Apartments City Centre, York

YO26 4ZF

£260,000



Located within the ever-popular Westgate Apartments development, ideally positioned for both York city centre and the railway station, this beautifully presented first-floor apartment has been immaculately maintained and thoughtfully updated by the current owner. Offering stylish, turnkey accommodation, it is sure to appeal to first-time buyers, professionals and investors alike.

Accessed via a secure communal entrance with concierge service, the apartment can be reached by either lift or stairs and opens into a welcoming entrance hall. From here, the accommodation flows into a bright and spacious living and dining room, where a large window allows an abundance of natural light to fill the space. Finished with attractive herringbone-style flooring and benefiting from bespoke built-in cabinetry, this room provides a comfortable and versatile living environment.

The contemporary kitchen is fitted with a range of modern wall and base units, offering excellent storage alongside integrated appliances and quality work surfaces. The generous double bedroom provides ample space for a variety of furniture arrangements, while the accommodation is completed by a stylish three-piece bathroom fitted with modern fixtures and fittings.

Externally, the property benefits from an allocated parking space, a rare and valuable feature for such a central location.

Combining convenience, style and low-maintenance living, this superb apartment presents an excellent opportunity for a range of buyers and is expected to generate strong interest. Early viewing is highly recommended.

Leasehold
Length of lease- 975 years remaining
Ground rent - £150 per annum
Service Charge- £2,508 per annum

Council Tax Band- C

