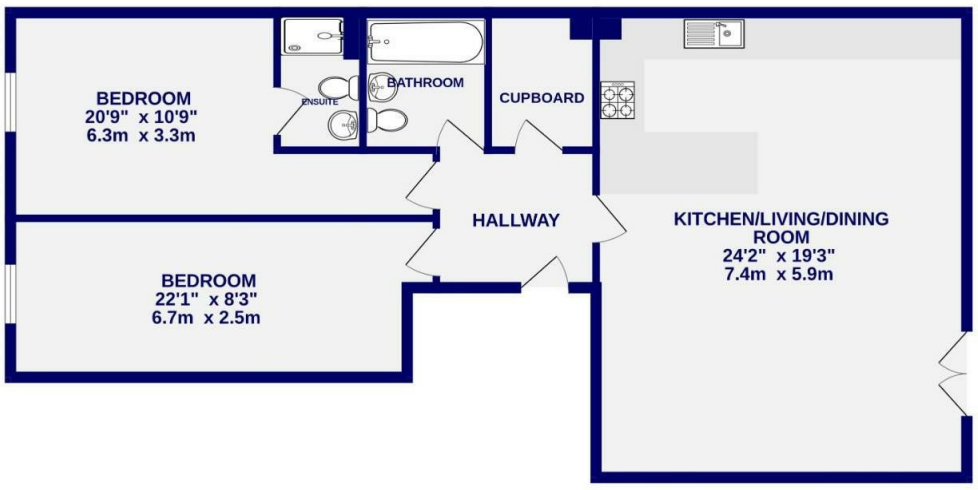
# Skeldergate
# , York
# YO1 6DP

Leasehold
Council Tax Band - D

- Luxury Two Bedroom City Apartment
- No Onward Chain Property
- Prime York City Centre Location
- Spacious Open Plan Living Area
- High Specification Modern Kitchen
- Marble Worktops With Breakfast Bar
- Principal Bedroom With En Suite
- River And Park Walks Nearby
- Allocated Parking Space Included
- EPC B

3RD FLOOR
992 sq.ft. (92.2 sq.m.) approx.




TOTAL FLOOR AREA : 992 sq.ft. (92.2 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 garage/stores 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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# Skeldergate
## , York
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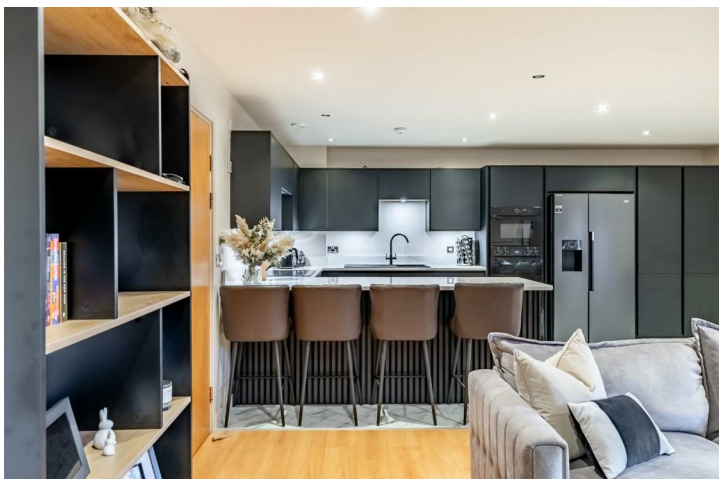
## Offers Over £325,000

2 2

Leasehold
Length of lease- 104 years remaining
Ground rent - £250 per annum
Service Charge- £1,800 per annum

Ashtons Estate Agents are delighted to offer to the market this unique and rare opportunity to acquire one of a select number of properties of this style within the highly sought-after development of Centurion Square. Ideally positioned just off Skeldergate in the heart of York city centre, this stunning two-bedroom luxury apartment with allocated parking offers the perfect balance of vibrant city living and peaceful surroundings, with river and park walks just a stone's throw away. Surrounded by an array of shops, bars, restaurants and renowned eateries, it provides an exceptional lifestyle within our historic city.

Accessed via a secure communal entrance with lift and stair access, the apartment opens into a spacious and welcoming entrance hall. To the right is the impressive open-plan kitchen, living and dining space, a stylish and generous area designed for both relaxing and entertaining. The kitchen features sleek wall and base units with integrated appliances, including two ovens and an American-style fridge freezer with water and ice dispenser. A modern induction hob, striking black sink and marble worktops with breakfast bar seating complete this high-spec space. The living area is light-filled and spacious, with a Juliet balcony and ample room for both seating and dining, creating a luxurious yet comfortable setting.

From the hallway are two generous double bedrooms, both offering excellent proportions and space for a range of furniture. The principal bedroom benefits from a stylish en suite with double shower, pedestal sink and WC, finished with modern fittings to create a boutique hotel feel. The house bathroom is equally well-appointed, featuring a bath with shower over, pedestal sink and WC, continuing the apartment's high-quality finish.