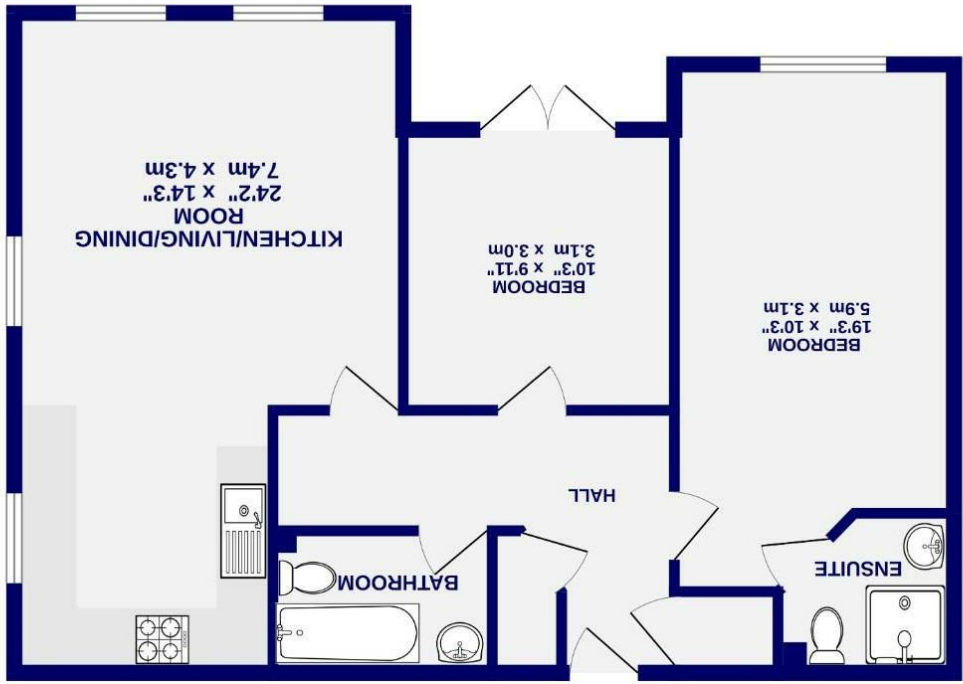


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- Two-Bedroom First-Floor Apartment
- Spacious & Airy Open-Plan Living, Dining & Kitchen
- Generous Principal Bedroom With En-Suite Shower Room
- Further Well-Proportioned Bedroom & Modern Bathroom
- Pleasant City Views Towards Clifford's Tower
- Allocated Parking Space
- Excellent Piccadilly Location Close To York City Centre
- EPC TBC

Leasehold
Council Tax Band - D

Piccadilly
, York
YO1 9QJ



3RD FLOOR
766 sq.ft. (71.1 sq.m.) approx.



Piccadilly
, York
YO1 9QJ

£240,000

 2  2

A well-presented two-bedroom first-floor apartment situated within this popular development on Piccadilly, ideally positioned for easy access to York city centre, the railway station and the many shops, cafés, restaurants and amenities within the surrounding area.

The property offers bright, airy and comfortable accommodation, with a spacious open-plan living, dining and kitchen area featuring large windows and pleasant views across the city towards the historic Clifford's Tower.

The modern fitted kitchen is well integrated into the living space and includes a range of integrated appliances. There are two well-proportioned bedrooms, with the principal bedroom further benefiting from its own en-suite shower room, alongside a modern main bathroom.

The development benefits from attractive communal grounds, providing pleasant green space whilst being conveniently located for the city centre and historic city walls.

A well-located apartment offering a particularly appealing combination of light, space and convenient city centre living.

Leasehold
Length of lease- 125 years from 1 January 1999
Ground rent - £100 per annum
Service Charge- £2,410.45 per annum

