



Westgate Apartments Leeman Road
York, YO26 4ZP
£274,000

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No onward chain – stunning views across the River Ouse!

Churchills are pleased to present this stylish third-floor, one-bedroom apartment, set within an exclusive and highly desirable development just a short walk from the railway station and the heart of York city centre, with its wide range of restaurants, cafés, and attractions.

The property is accessed via an impressive communal entrance hall, complete with concierge service and two lifts serving all floors. Inside, the bright and spacious accommodation includes a private entrance hallway with a useful storage cupboard, a generous 19ft lounge/dining room featuring striking floor-to-ceiling windows with river views, a modern fitted kitchen with integrated appliances, a well-proportioned double bedroom, and a contemporary three-piece bathroom suite.

Early accompanied viewing is highly recommended.

Entrance Hall

Entrance door, built in storage cupboard, electric night storage heater, power points. Laminate flooring.

Lounge/Dining Room

19'6 x 13'2 approx (5.94m x 4.01m approx)
Floor to ceiling windows to side and rear, electric night storage heater, separate electric radiator, TV point, power points. Laminate flooring.

Kitchen

11'1 x 7'5 (3.38m x 2.26m)
Fitted wall and base units incorporating counter tops, inset 1 1/2 bowl stainless steel sink and drainer, fitted electric oven and hob, integrated washing machine and slimline dishwasher, power points, recessed spotlights. Tiled flooring.





Bedroom

14'10 widening to 18'5 x 9'7 (4.52m widening to 5.61m x 2.92m)

uPVC double glazed window to rear, electric night storage heater, power points. Carpet.

Bathroom

7'10 x 8'1 (2.39m x 2.46m)

Three piece suite comprising panelled bath with taps and shower over, pedestal wash hand basin, low level WC, electric towel rail/radiator, part tiled walls. Tiled flooring.

Communal Areas

Large Entrance Foyer with concierge service. Bicycle and bin stores.

Please note, there is no designated parking with the property however spaces do occasionally come up for rent and nearby car parks offer annual season tickets.

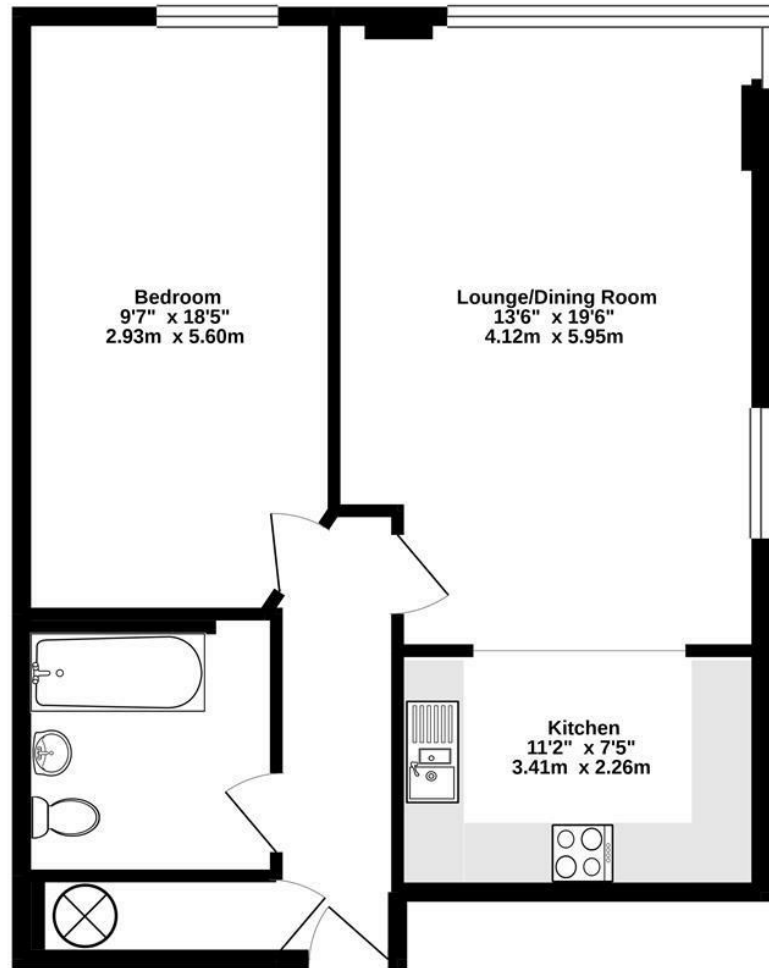
Agents Note

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the sales transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our office for further details.



FLOOR PLAN

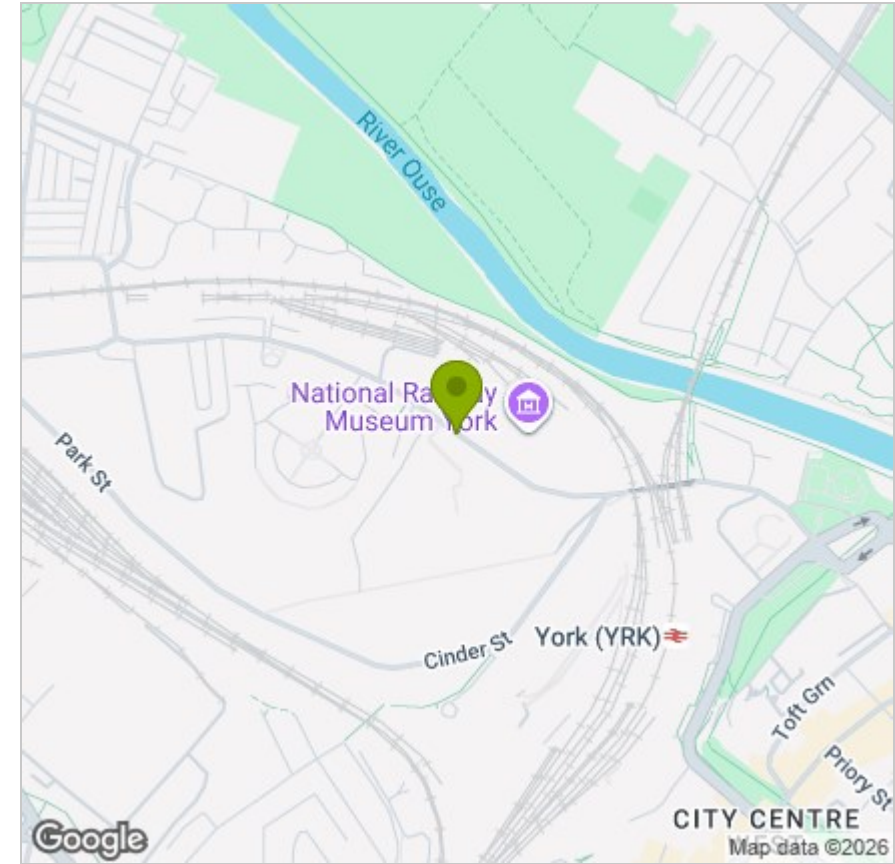
Ground Floor
632 sq.ft. (58.7 sq.m.) approx.



TOTAL FLOOR AREA : 632 sq.ft. (58.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate 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 or efficiency can be given.
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LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		77	79
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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