



Bluebridge Court Fishergate, York YO10 4AP

Offers Over £295,000



Located within a quarter of a mile of York's historic city walls, this beautifully presented two bedroom apartment forms part of the exclusive Bluebridge Court development, offering secure gated access and the convenience of a designated parking space. Ideally positioned for the city centre and riverside walks, as well as the varied amenities Fulford has to offer, the property would suit a range of buyers, from professionals seeking a central base to investors looking for a ready-made opportunity.

Accessed via a communal entrance with intercom system, stairs rise to the first floor where the apartment is situated. A spacious entrance hall provides access to the accommodation and benefits from two useful storage cupboards. The heart of the home is the bright and spacious open plan living area, incorporating a lounge, dining space and modern fitted kitchen. With a pleasant outlook down Fishergate, this sociable space is perfect for both everyday living and entertaining. The kitchen itself offers a range of contemporary base and wall units with integrated appliances, creating a sleek and practical finish.

There are two well proportioned bedrooms, with the principal bedroom enjoying the added benefit of a separate dressing area. The accommodation is completed by a well appointed bathroom fitted with a white suite comprising wash basin, WC and bath with shower over.

Finished to a high standard throughout, the apartment benefits from double glazing and a modern heating system. Having been used successfully as a holiday let, the property is offered for sale with no onward chain and presents an excellent opportunity for a variety of buyers looking to enjoy city living in a secure and well maintained development.

Leasehold
Length of lease- 189 years remaining
Ground rent - £150 per annum
Ground rent review period- Fixed
Service Charge- £1,700 per annum



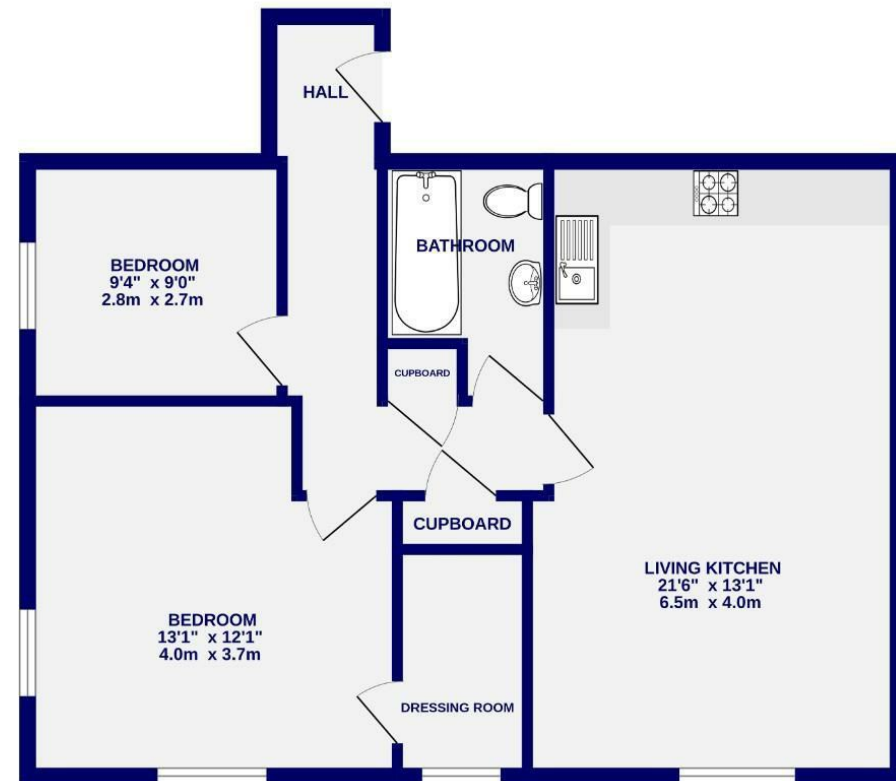


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Leasehold
Council Tax Band - A

- First Floor Apartment
- Two Double Bedrooms
- Open Plan Kitchen Living Diner
- Central Location
- Allocated Parking
- Gated Development
- No Onward Chain
- EPC C

FIRST FLOOR
688 sq.ft. (63.9 sq.m.) approx.



TOTAL FLOOR AREA: 688 sq.ft. (63.9 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. It included in the plan the gas/appliances 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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