Churchills
YORK'S INDEPENDENT LOCAL ESTATE AGENT

116 Westgate Apartments Leeman Road

York, YO26 4ZF

£230,000

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NO FORWARD CHAIN - TWO BED, TWO BATH GROUND FLOOR APARTMENT - Offered for sale is this excellent ground floor two bedroom apartment located within this highly regarded development just moments away from the Railway Station and York city centre with its many restaurants, coffee shops and attractions. Part of this popular riverside development with a striking communal hall, this impressive apartment comprises; entrance hallway, 22' lounge/dining room, kitchen with fitted units, two double bedrooms (one with three piece en-suite shower room) house bathroom and additional study/office space. AN INTERNAL VIEWING IS HIGHLY RECOMMENDED.

Hallway
Entrance door, power points, electric night storage heater. Door to;

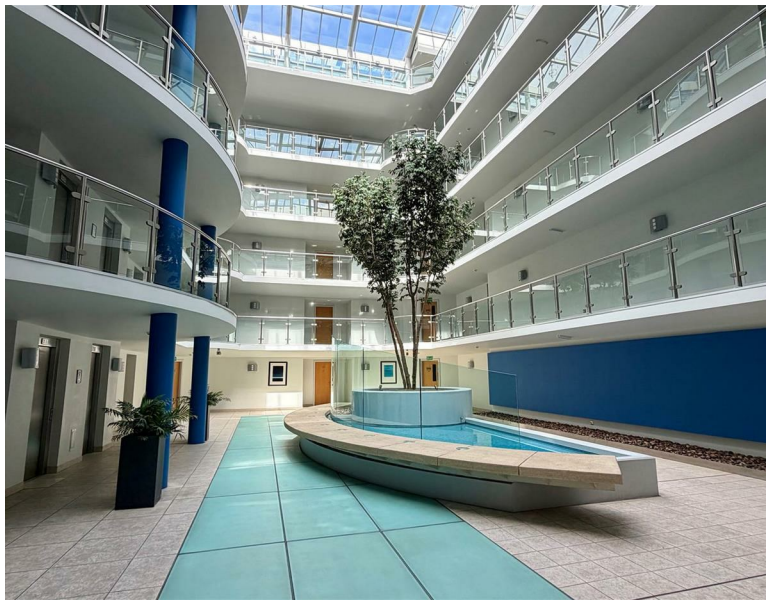
Lounge/Dining Room
22'9 x 9'11' (6.93m x 3.02m')
Windows to side and rear, TV point, power points, electric night storage heater. Carpet.

Kitchen
8'11 x 7'10 (2.72m x 2.39m)
Fitted wall and base units incorporating counter top, 1 1/2 sink and drainer with mixer tap, electric oven and hob and further fitted appliances.

Bedroom 1
20'7 x 8'5 (6.27m x 2.57m)
Window to side, power points, electric night storage heater. Carpet.

En-Suite
Walk in corner shower unit, pedestal wash hand basin, low level WC, towel rail/radiator.

Bedroom 2
11'9 x 8'4 (3.58m x 2.54m)
Two windows to front, power points, electric night storage heater. Carpet.



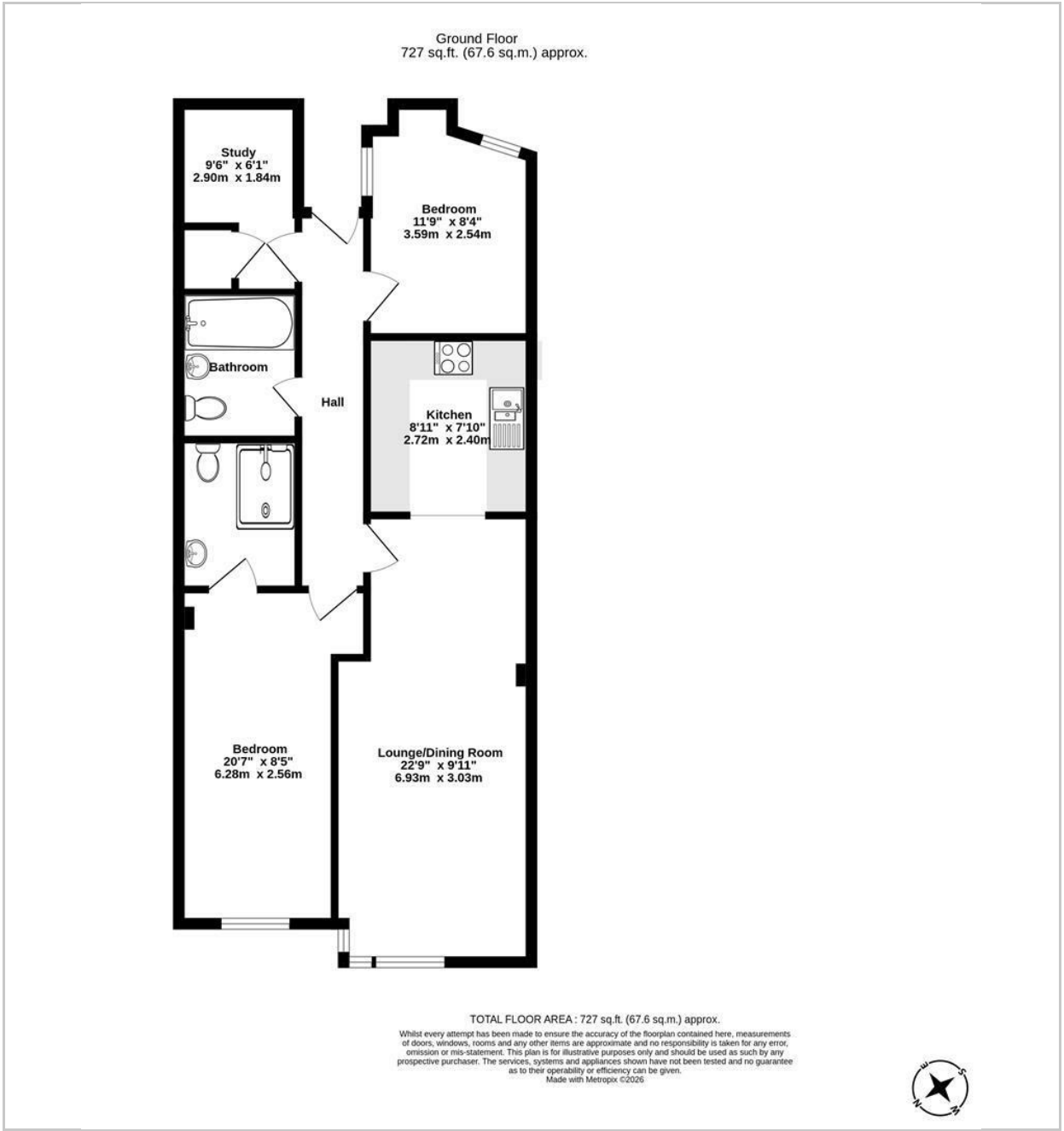
Study Area
9'6 x 6"1 (2.90m x 1.83m'0.30m)
Power points. Laminate wood flooring.

Bathroom
Panelled bath, pedestal wash hand basin, low level WC, towel rail/radiator.

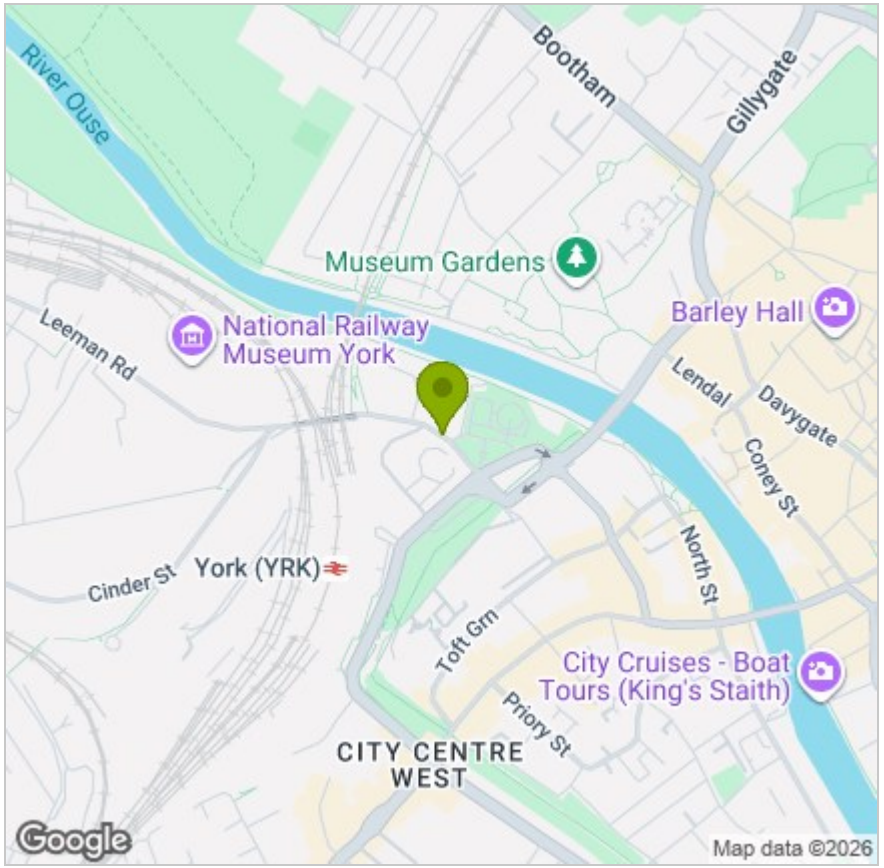
Outside
Large entrance foyer with concierge service.
Bicycle and bin stores.
Please note, there is no designated parking with the property however spaces do occasionally come up for rent and nearby car parks offer annual season tickets.

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 transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our branch for further details.

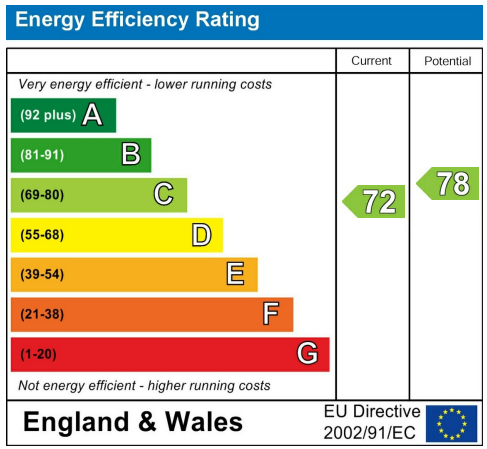
FLOOR PLAN



LOCATION



EPC



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Anglia House, 3a Bishopthorpe Road, York, YO23 1NA

Tel: 01904 646611 Email: info@churchillsyork.com www.churchillsestateagents.co.uk