



Centurion Square
Skeldergate, York
YO1 6DE

Offers Over £270,000



Situated just off Skeldergate, within easy reach of York's historic city centre and mainline train station, this exceptionally spacious first floor apartment offers modern living in a prime location. A successful rental property for many years, it is now available with no onward chain and vacant possession, making it an ideal opportunity for both homeowners and investors.

The well-presented accommodation briefly comprises an inviting entrance hallway leading to a generous open-plan living, dining, and kitchen area. This bright and airy space features French doors opening onto a Juliet balcony, perfect for enjoying fresh air and city views. The contemporary kitchen is fully fitted with a range of wall and base units and includes built-in appliances.

There are two double bedrooms, including a primary bedroom with en-suite shower room, while the second bedroom is served by a stylish family bathroom with a modern three-piece suite.

The property also benefits from secure gated parking, a communal bike store, and beautifully maintained landscaped gardens. This is a superb property in a sought-after location - early viewing is highly recommended.

Leasehold
Length of lease- 104 years remaining
Ground rent- £250 per annum
Ground rent review period- every 25 years- next review 2030 (Increase of £500)
Service charge- £1,700 per annum

Council Tax Band - D



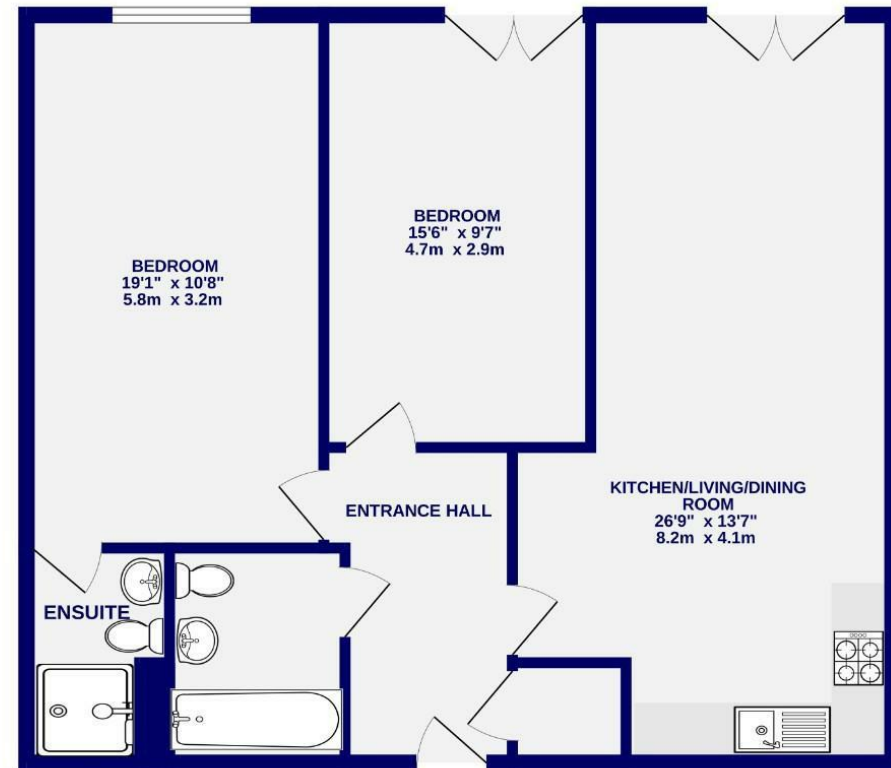


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Leasehold
Council Tax Band - D

- First Floor Apartment
- Two Double Bedrooms
- Bathroom & Ensuite
- Open Plan Living
- Allocated Parking
- City Centre Living
- No Onward Chain
- EPC C

SECOND FLOOR
826 sq.ft. (76.8 sq.m.) approx.



TOTAL FLOOR AREA : 826 sq.ft. (76.8 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 is included in the plan the garage/storeroom 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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