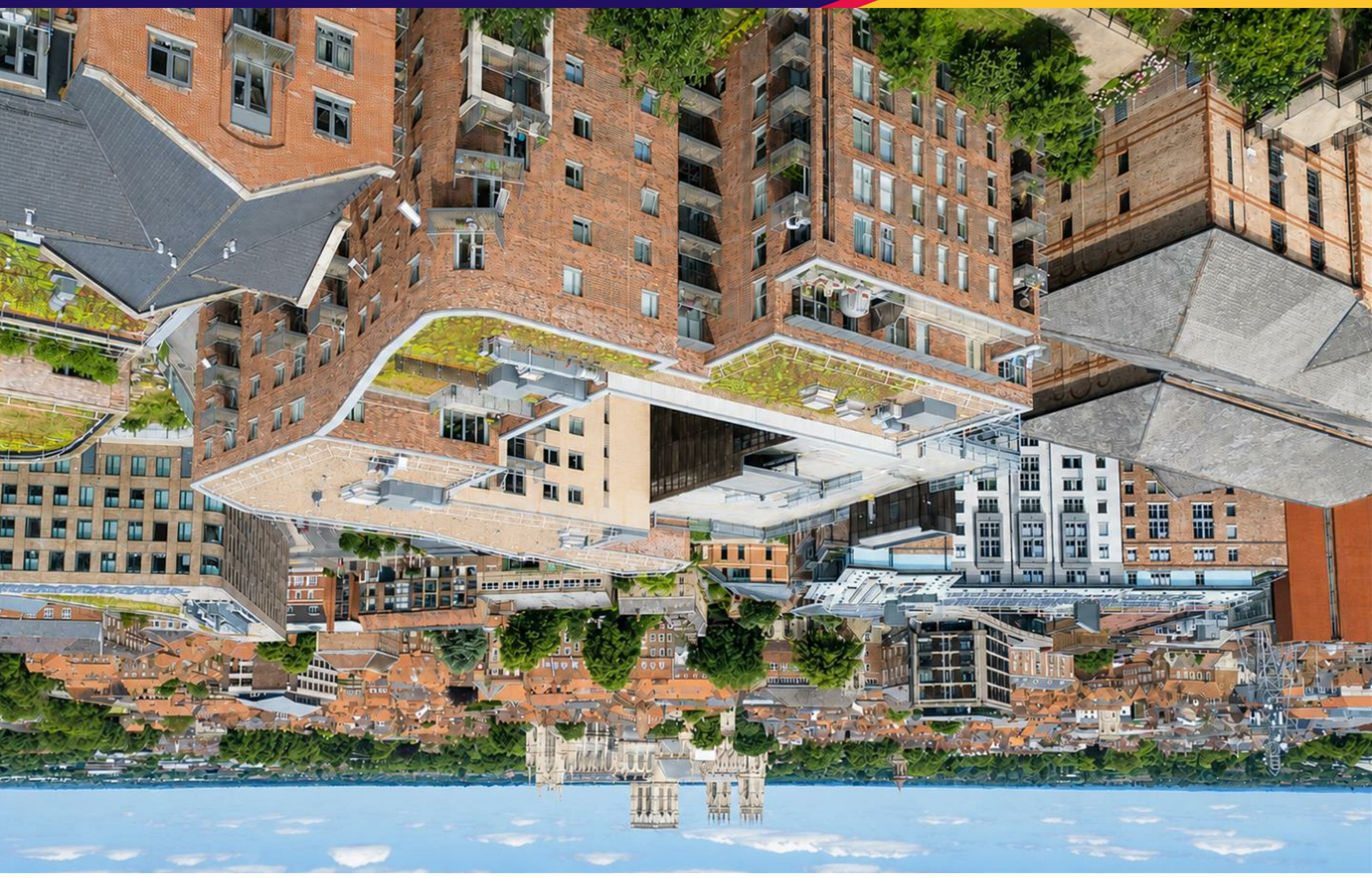

Palmer Lane
Hungate, York
YO1 7AF

Leasehold
Council Tax Band - D

- Two Bedroom Apartment With Balcony
- Impressive Views Across City
- Large Open Plan Living Area
- Well Appointed Stylish Kitchen
- Allocated Parking Space
- Immaculate presentation
- Excellent City Centre Location
- EPC B

5TH FLOOR
717 sq.ft. (66.6 sq.m.) approx.

TOTAL FLOOR AREA : 717 sq.ft. (66.6 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. If included in the plan the garage/stores 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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These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor. Please note that some images may have been edited with the use of AI. We are legally required to carry out AML checks for all purchasers, sellers and giftors, which become mandatory once an offer has been accepted. There is a non-refundable fee of £30 + VAT per purchaser and per giftor for these checks.

Palmer Lane
Hungate, York
YO1 7AF

£325,000

2 1

Situated in a highly sought-after city centre location, this beautifully presented fifth-floor apartment offers stylish modern living with exceptional views across York's historic skyline. Enjoying far-reaching vistas over the river, the city and towards the iconic Clifford's Tower, this impressive two-bedroom apartment combines contemporary comfort with the convenience of city living, all within easy walking distance of York's renowned shops, restaurants, cafés and transport links.

Accessed via a secure communal entrance with lift access, the apartment opens into a welcoming entrance hall, featuring a large storage cupboard with a washer/dryer, and leads through to a superb open-plan living space. Flooded with natural light from large windows, the spacious living and dining area provides the perfect setting for both relaxing and entertaining while making the most of the spectacular views. The stylish modern kitchen is thoughtfully designed with a range of contemporary units, quality integrated appliances and ample workspace, creating a practical yet elegant heart of the home.

The property offers two well-proportioned bedrooms, both beautifully presented and finished to a high standard. A modern bathroom serves the accommodation, complementing the apartment's turnkey condition and contemporary appeal.

Further benefits include an allocated parking space, a rare and highly desirable feature for such a central location, along with well-maintained communal areas and secure access.

Immaculately presented throughout and ready to move straight into, this exceptional apartment offers a rare opportunity to acquire a stylish city centre home with outstanding views, allocated parking and superb access to everything York has to offer.

Early viewing is highly recommended to appreciate the location, views and quality of accommodation on offer.

Leasehold
Length of lease- 180 years remaining
Ground rent - £259 pa- fixed until 2044
Service Charge- £3,242.68 pa