



- Two-Bedroom First-Floor Apartment
- Generous Principal Bedroom With En-Suite Shower Room
- Pleasant City Views Towards Clifford's Tower
- Excellent Piccadilly Location Close To York City Centre
- Spacious & Airy Open-Plan Living, Dining & Kitchen
- Further Well-Proportioned Bedroom & Modern Bathroom
- Allocated Parking Space
- EPC TBC

A well-presented two-bedroom first-floor apartment situated within this popular development on Piccadilly, ideally positioned for easy access to York city centre, the railway station and the many shops, cafés, restaurants and amenities within the surrounding area.

The property offers bright, airy and comfortable accommodation, with a spacious open-plan living, dining and kitchen area featuring large windows and pleasant views across the city towards the historic Clifford's Tower.

The modern fitted kitchen is well integrated into the living space and includes a range of integrated appliances.

There are two well-proportioned bedrooms, with the principal bedroom further benefiting from its own en-suite shower room, alongside a modern main bathroom.

The development benefits from attractive communal grounds, providing pleasant green space whilst being conveniently located for the city centre and historic city walls.

A well-located apartment offering a particularly appealing combination of light, space and convenient city centre living.

Leasehold

Length of lease- 125 years from 1 January 1999

Ground rent - £100 per annum

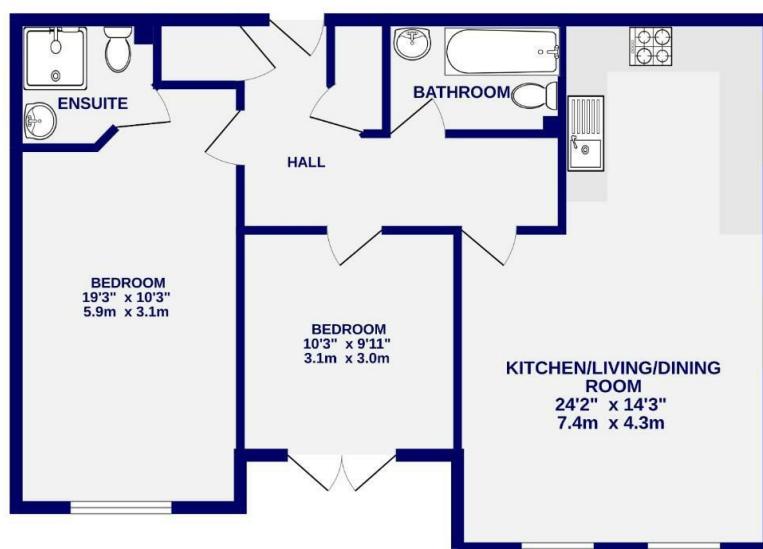
Service Charge- £2,410.45 per annum

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We are legally required to conduct Anti Money Laundering checks on all purchasers, sellers, and giftors. These checks become mandatory when a seller accepts a purchaser's offer on a property. Anti-Money Laundering checks are valid for 6 months from the date they are completed. If your purchase does not proceed and you make an offer on another property more than 6 months later, or if your checks are more than 6 months old when making a new offer, you will need to complete and pay for new checks. We use a partner supplier MoveButler, to carry out these checks on our behalf. They will contact you directly once your offer has been accepted (subject to contract) to complete the electronic verification process securely. There is a non-refundable charge of £30 + VAT per



### 3RD FLOOR 766 sq.ft. (71.1 sq.m.) approx.



TOTAL FLOOR AREA: 766 sq.ft. (71.1 sq.m.) approx.

Whilst every effort 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 for the purchaser's reference only and is not to be used for any other purpose. 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 operation. Made with Metreplan v2020

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