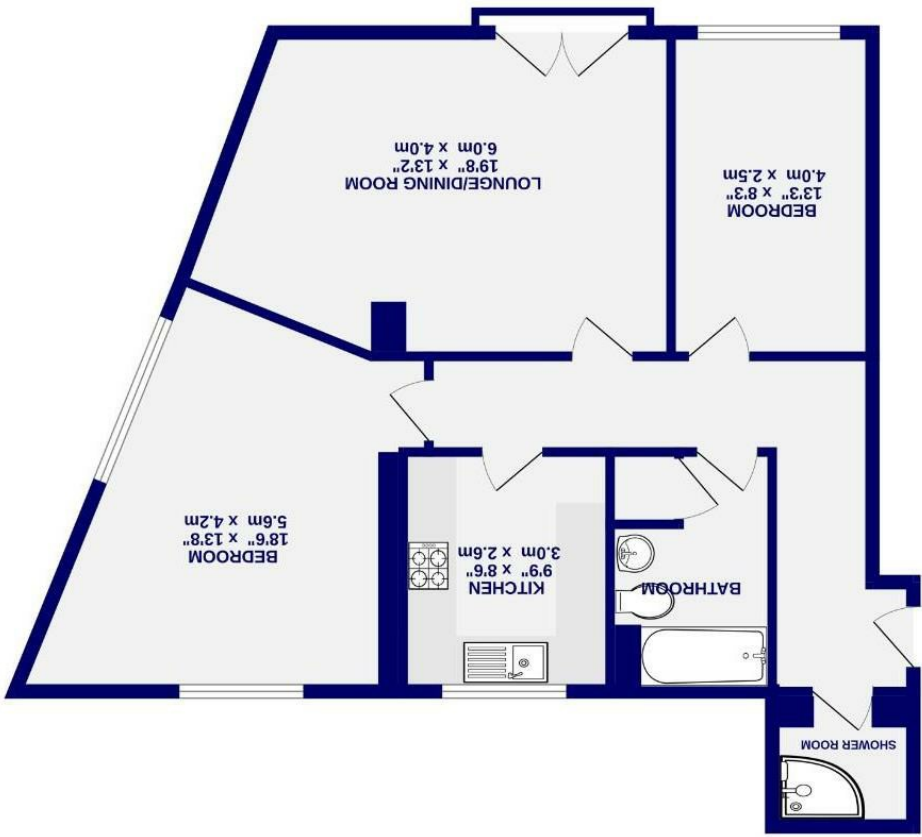




# Waterfront House Clementhorpe, York YO23 1PL

Leasehold  
Council Tax Band - E

- First Floor Apartment
- Two Double Bedrooms
- Stunning Riverside Views
- Newly Updated Kitchen & Bathroom
- Allocated Parking
- Lift Access
- Close To city centre
- Near Train Station
- Popular Residential Area
- EPC C



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Waterfront House  
Clementhorpe, York  
YO23 1PL

£450,000



Situated in the sought after Waterfront House development, this beautifully presented two bedroom apartment boasts stunning views across the River Ouse and the established treeline of the riverside walks. Located on the first floor and enjoying a rare triple aspect outlook, the property also benefits from allocated parking, which is a valuable asset so close to the city centre. The apartment is situated just a fifteen minute walk away to the train station and a short walk to local amenities including shops and cafes on Bishopthorpe Road.

Accessed via stairs or lift, the apartment opens into a spacious entrance hall, which leads through to a generous lounge diner. This impressive reception space features Juliet balcony doors that frame picturesque river views and fill the room with natural light. Adjacent is the principal bedroom, which also enjoys river views and benefits from dual aspect windows, enhancing the room's light and airy feel.

The contemporary kitchen has been stylishly upgraded by the current owners, offering contemporary shaker style wall and base units and an integrated hob and oven. The main bathroom has also been modernised to a high standard. Completing the internal layout is a second double bedroom and an additional shower room, both accessed from the hallway.

With its outstanding position, immaculate interiors, and the rare advantage of allocated city centre parking, early viewing is highly recommended.

Leasehold  
Length of lease- 973 years remaining  
Ground rent - £0  
Ground rent review period- Fixed  
Service Charge- £3,613.96 per annum (Includes all water utility charges)

The property comes with a share of the freehold. Each flat has 1 share. There are 19 flats in the building.

Council Tax Band E

