



- Loft Apartment
- Contemporary Decor Throughout
- Popular Residential Development
- No Onward Chain

- Two Double Bedrooms
- Allocated Parking
- Two Bathrooms

Located within the highly desirable Phoenix Boulevard development, just a short walk from York train station and the historic city centre, this immaculately presented loft apartment is a real gem. Offering generous living space and a sleek, contemporary finish throughout, it is likely to appeal to both first-time buyers and investors alike. Offered with no onward chain, it is ready for immediate occupation.

Accessed via a secure communal entrance, the property opens into a spacious hallway leading through to a bright and airy open-plan kitchen, living and dining area. Windows to multiple aspects allow natural light to flood the space, creating a welcoming feel. The kitchen is fitted with a range of shaker-style units providing good storage and worktop space, along with a Belfast sink, integrated appliances and a freestanding cooker.

There are two well-proportioned bedrooms, both benefitting from skylights and built-in storage. The principal bedroom also enjoys the added benefit of a shower en suite. A three-piece bathroom and a useful deep storage cupboard off the hallway complete the internal accommodation.

Externally, residents have access to well-maintained communal gardens and designated parking. A beautifully presented home in a superb location, early viewing is highly recommended.

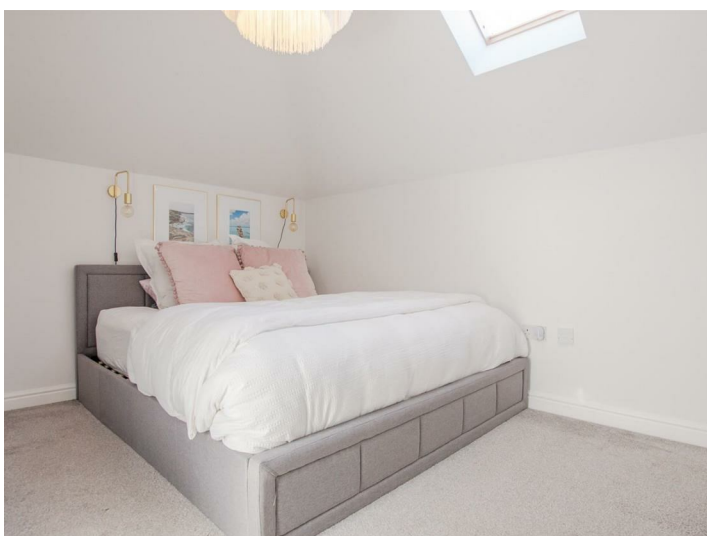
Leasehold

Length of lease- 124 years remaining

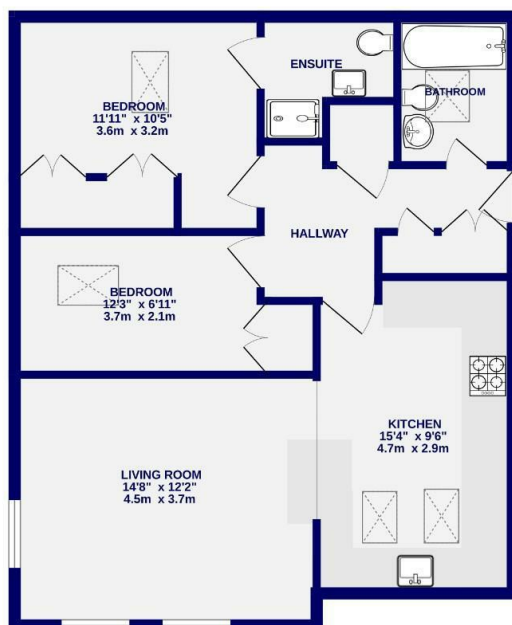
Ground rent - £125.00 per annum

Service Charge- £1,501.30 per annum

Council Tax Band- C



THIRD FLOOR
698 sq.ft. (64.9 sq.m.) approx.



TOTAL FLOOR AREA: 698 sq.ft. (64.9 sq.m.) approx.

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