Crescent Court, The Crescent, Off Blossom Street, York

£360,000

Stephensons
land & new homes

The Crescent, York YO24 1AW

Est. 1871

£360,000

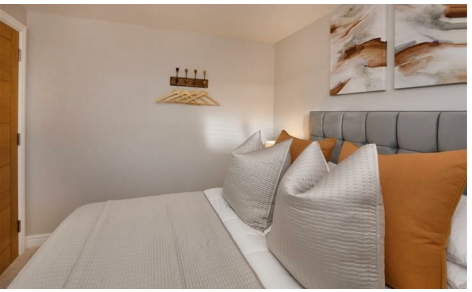
INVESTMENT OPPORTUNITY - A fabulous new two bedroom apartment arranged over two floors offering superb city living

Sold as a going concern
Currently let until July 2026 with a passing rent £992 pcm - information available on request

Crescent Court is a fantastic new development location on the doorstep of York city centre and York Railway Station. Providing an array of beautifully constructed modern eco apartments the development is built around a private gated communal courtyard within this focused area of regeneration planned to transform 'The Crescent'.

The development presents 9 luxury dwellings ranging from studios to two-bedroom duplex apartments. Built with city centre living in mind, each property has been thoughtfully designed to flood each apartment with natural light through large glass openings and vaulted ceilings.

The developers have built with economy in mind installing clever concealed solar panels helpings reduce running costs for both the individual homes and wider development. Additional sound proofing has been inculpated into the construction sheltering



the noises from a thriving city centre.

Crescent Court offers a real feeling of luxury without compromising the practicality and comfort of everyday living. Each of the 4 architecturally designed layouts have been thoughtfully tailored to offer high quality living with modern touches.

Each apartment boasts a Howdens sourced 'Clerkenwell Gloss Sandstone' range of units with integrated appliances and laminated white marble work surfaces complimented by varying Karndean flooring. Bathrooms and En Suites are fitted with Grohe sanitaryware and herringbone style feature walls.

Across the second and third floor, this lavish duplex apartment is the superlative property within this brand-new exclusive development. Upon entering the property is an entrance hall with a convenient under-the-stairs cupboard and doors in turn opening on to the second bedroom, house bathroom and the living kitchen. The second bedroom provides copious room for a double bed and offers cosy yet grand accommodation. The modern stone-tiled shower room comprises a low flush WC, hand wash basin and Herringbone-style tiled walk-in shower with rainfall and handheld showers over, and also benefits from having a heated towel rail. A commodious living area has ample space for lounge seating aswell as a dining table and chairs, creating a wonderful space to enjoy when relaxing or hosting. The fitted kitchen is to one wall and comprises a range of select wall and base units and appliances. With a double glazed window adjacent to the kitchen, and two full height windows, natural light flow is abundant throughout the living area.

To the third floor is the impeccable master suite, offering sumptuous accommodation. Having being sympathetically designed, the master is complete with a wealth of thoughtful features, including fitted wardrobes and storage, eaves storage, high vaulted ceiling and dual aspect velux roof lights. These specific features add both character and practicality to this

stunning master suite. A luxury en-suite, similar to the downstairs shower room, features a Herringbone-style tiled walk-in shower with rainfall and handheld shower over, low flush WC, hand wash basin and heated towel rail.

The apartments make for perfect city centre homes, weekend retreats or superb investment opportunities. A number of the apartments are current holiday let providing ever growing returns with potential for further growth. Further details available on request.

Crescent Court and more widely 'The Crescent' is set to benefit from the proposed improvements to the area by York City Council. The removal of Queen Street bridge plans to create a direct access from The Crescent to York Railway Station, complimenting the proposed vison of the 'York Central' development. For more information please visit: https://www.yorkcentral.info/about-york-central/

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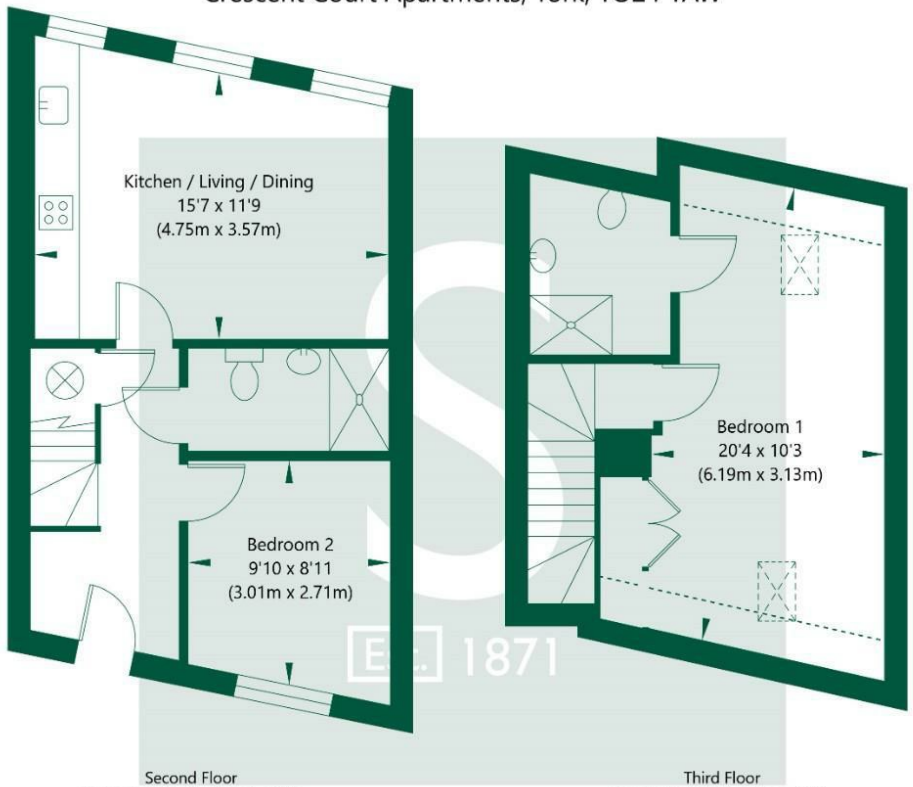
Crescent Court Apartments, York, YO24 1AW



Second Floor
GROSS INTERNAL FLOOR AREA
APPROX. 413 SQ FT / 38.36 SQ M

Third Floor
GROSS INTERNAL FLOOR AREA
APPROX. 313 SQ FT / 29.09 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 726 SQ FT / 67.45 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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