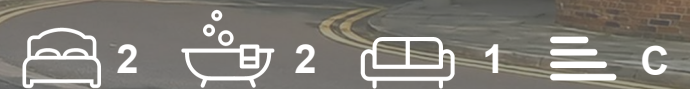


47 Rowntree Wharf Navigation Road
York, YO1 9XA
Offers Over £200,000



NO ONWARD CHAIN!

Located on the Fourth Floor of this iconic York building, this Grade II listed two bedroom, two bathroom apartment is ready to view.

Benefitting from secure designated parking; lift access to all floors and riverside paths into York city centre

This is a rare opportunity is to purchase a larger than average two bedroom, two bathroom apartment originally labelled as "The Minster" layout, located on the river side of the development and with access to nearby supermarkets and York's many amenities.

Accessed via a well kept communal hallway, the property comprises entrance hallway with storage cupboards; 19 feet Lounge/Dining room; fitted kitchen; two double bedrooms with fitted wardrobes; three piece shower room and separate w.c.

To the outside are communal areas and designated areas as well as the opportunity for visitor parking spaces.

Entrance Hallway

Entrance door, four storage cupboards, carpeted floor, power points

Lounge/Dining Room

19'8" x 13' (5.99m x 3.96m)
Window to front, electric night storage heater, carpet, power point, television point

Kitchen

13' x 7' (3.96m x 2.13m)
Fitted wall and base units with counter top, one and a half sink and draining board, space and plumbing for appliances. To note: the fridge/freezer, washing machine and dishwasher are included in the sale.





Bedroom 1

15'3" x 11'3" (4.65m x 3.43m)

Window to front, electric night storage heater, walk in wardrobe, carpet, power points

Bedroom 2

12' x 10' (3.66m x 3.05m)

Window to front, electric night storage heater, carpet, power points

Bathroom

9'9" x 7'1" (2.97m x 2.16m)

Walk in shower, low level w.c., pedestal wash handbasin, tiled walls, vinyl flooring, towel radiator, extractor fan

WC

Low level w.c, wash handbasin, carpet

Outside

Designated parking area within a secure multi-storey garage, communal areas and access gate to city centre.

Agents' Notes

Ground rent: £1

Service charge: £4265 including insurance

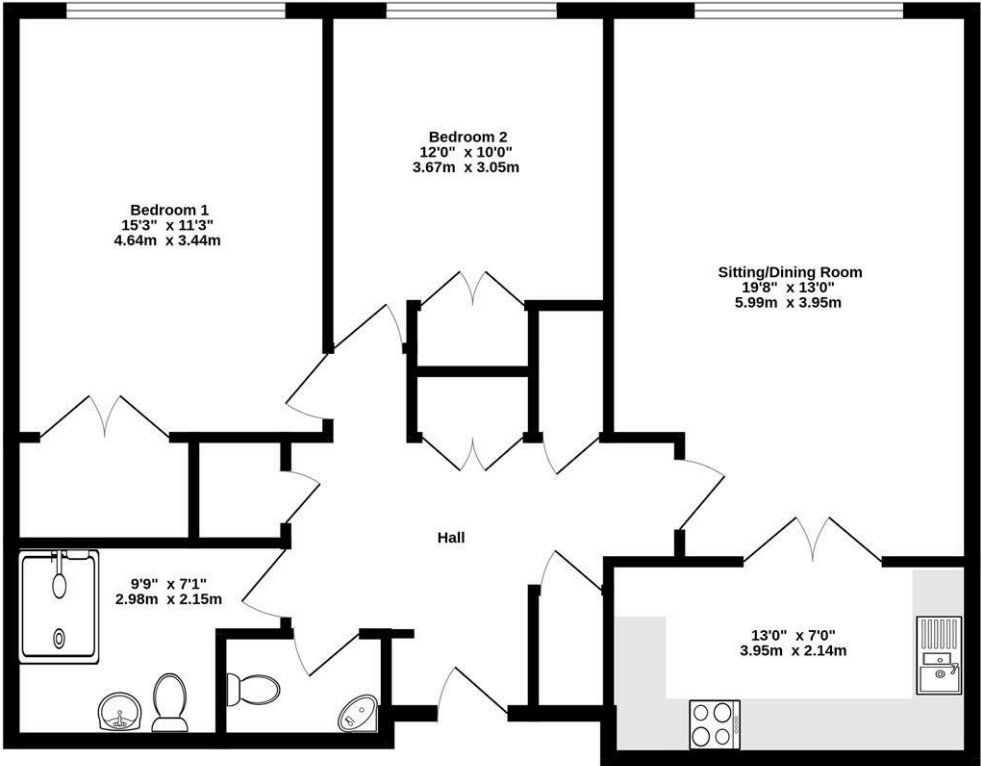
Leasehold term and length remaining:

Leasehold: 125 years from 1/1/1990



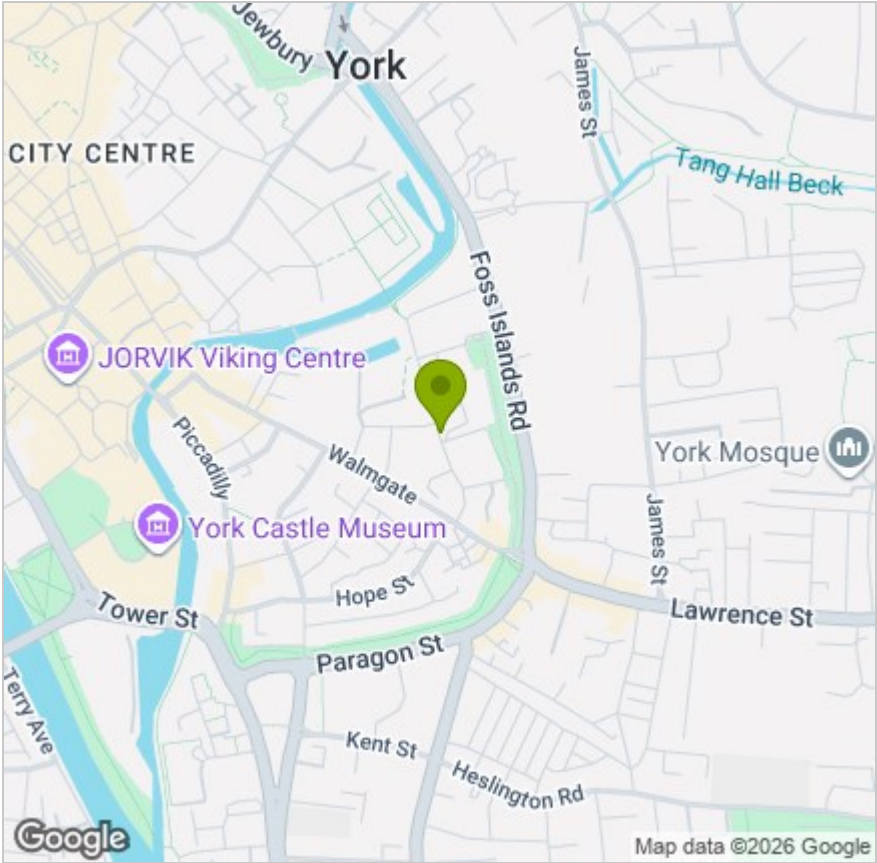
FLOOR PLAN

Fourth Floor
892 sq.ft. (82.8 sq.m.) approx.



TOTAL FLOOR AREA : 892 sq.ft. (82.8 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate 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 or efficiency can be given.
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LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	80	85
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.