

Ashtons

Church Street, Kings Square, York, YO1 8BE

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Kings Square, York
YO1 8BE

£350,000

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A superb top floor apartment forming part of an exclusive conversion of just four homes within this Grade II listed Georgian building, dating back to the 1830s. Overlooking the ever popular Kings Square and just moments from the historic Shambles, the apartment enjoys a truly exceptional city centre position.

Currently used as a second home and successful short term let managed by Stays York, the property offers both a wonderful private retreat and an attractive investment opportunity.

Accessed via a shared entrance from Church Street, the development benefits from well presented communal areas leading up to the apartment on the top floor. Internally, a private entrance hall provides access to a useful study area and a large storage cupboard.

The main living space is an impressive open plan lounge, kitchen and dining room, filled with natural light from multiple windows and enjoying fabulous views across the city towards the Minster. The kitchen is fitted with a range of stylish units with wood worktops, tiled splashbacks and integrated appliances including an electric hob, oven, fridge freezer and slimline dishwasher. The lounge area is centred around a charming cast iron stove, adding warmth and character to the room.

The master bedroom overlooks Kings Square and benefits from a walk in wardrobe. There is also a second double bedroom and a stylish bathroom fitted with a modern suite.

The apartment retains attractive period features including sash windows and benefits from electric underfloor heating throughout.

A rare opportunity to acquire a beautifully positioned and characterful apartment in the very heart of York, ideal as a second home, holiday let or city centre residence.

Leasehold
Length of lease- 289 years remaining
Ground rent - £300 per annum
Service Charge- £4,534.17 per annum

Council Tax Band- D



















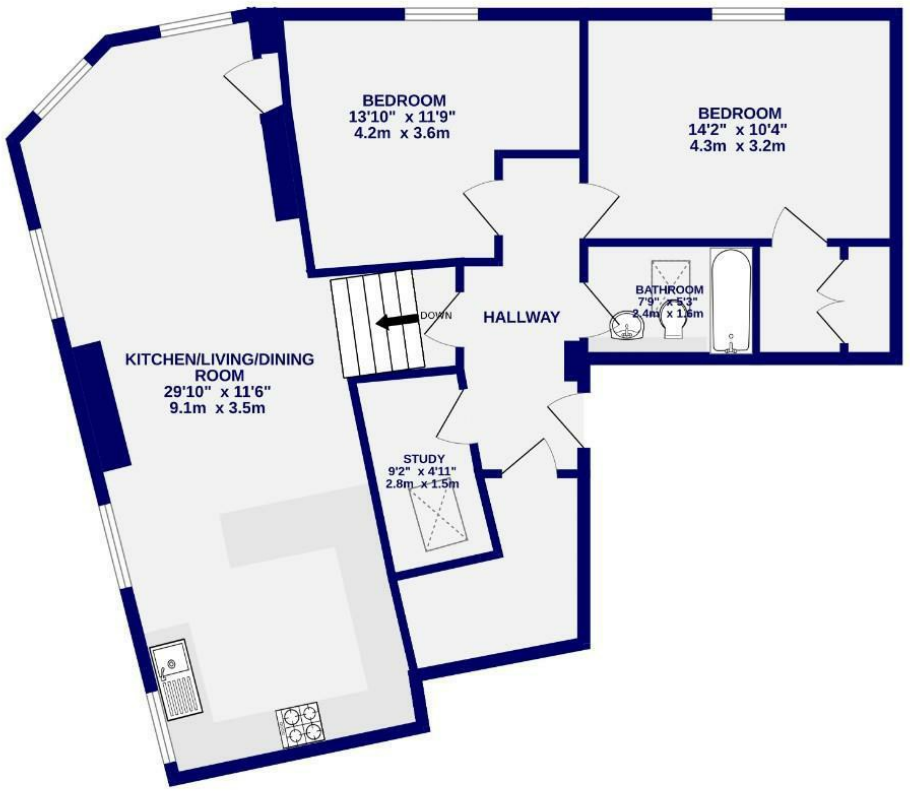

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Leasehold
Council Tax Band - D

- Top Floor Apartment
- Period Features
- City Central Location
- Popular Holiday Let
- Two/Three Bedrooms
- Wonderful Minster View
- EPC D

3RD FLOOR
921 sq.ft. (85.6 sq.m.) approx.



TOTAL FLOOR AREA : 921 sq.ft. (85.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garage/stores will form part of the overall floor area 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.

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Important notice: In accordance with the Property Misdescription Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute parts of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floorplans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

Ashtons

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