

While every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any room areas are approximate. It included in the plan the qualifications will want of the overall floor plan. This plan is not to be used as a substitute for any prospective purchase. The architect, systems and appliances shown have not been tested or guaranteed as to their operability.

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

Leasehold
Council Tax Band - D

Church Street
Kings Square, York
YO1 8BE



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£400,000



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

