

property on behalf of the vendor.

- Blake Street
York
YO1 8QF



Blake Street, York, YO1 8QF



TOTAL FLOOR AREA: 907 sq ft (84.3 sq m), approx.
 Whilst every attempt has been made to ensure the accuracy of the floorplans, measurements of rooms and any other items are approximate. It is advised that the client obtain a professional surveyor to verify the floor area and any other items are approximate. It is advised that the client obtain a professional surveyor to verify the floor area and any other items are approximate. It is advised that the client obtain a professional surveyor to verify the floor area and any other items are approximate.

Other items are approximate, included in the plan the caregivers 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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£325,000

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Nestled within a coveted development off Blake Street, at the heart of York, lies this exceptional example of urban living. Positioned above a vibrant street, it has the benefit of the city centre location, yet offering a peaceful haven with a serene courtyard in the shadow of York Minster. It also offers easy access to the varied amenities of York city centre, train station and is within close proximity of York District Hospital. This property is poised to attract a diverse range of discerning buyers.

Meticulously presented and recently renovated throughout, this exquisite apartment comes with the added benefit of no onward chain.

Access to the apartment is gained through the secure entrance to the building, which has stairs and the benefit of a lift. The apartment door is accessed via the secure communal terrace which boasts exceptional views of York Minster.

The apartment features an entrance hall with a ground floor cloakroom leading to a splendid open-plan living area. Double-height windows flood the space with natural light, offering vistas of the York skyline. Large sliding doors lead to the spacious rear outdoor patio.

Adjacent to the living space is the remarkable kitchen, boasting shaker style units complemented by quartz countertops, built-in appliances, and elegant gold fixtures.

Ascending from the living area, is an impressive double bedroom served by a modern shower room featuring a walk-in shower and a stunning vanity unit.

With generous outdoor spaces and a captivating design, this remarkable apartment offers over 860 sq. ft. of living space, surpassing the size of many two-bedroom apartments in similar locations.

In essence, this is a truly spacious duplex apartment, benefiting from both a private and communal terrace with views of the Minster.

Leasehold
Length of lease- 102 years remaining
Ground rent £600 per annum
Ground rent review period TBC
Service charge £1739 per annum
Service charge review period TBC
Council Tax Band - D

