



16 Arncliffe Mews, Alma Terrace,  
York, North Yorkshire YO10 4EL

Guide Price £284,000

  
**BISHOPS**  
PERSONAL AGENTS

Are you looking for a fabulous stylish apartment, with a contemporary twist and riverside walks close by into the York City Centre? Then this could be just for you. Welcome to Arncliffe Mews. Bishops Personal Agents offer for sale a superb second floor apartment, situated just off Fulford Road in York. The development was completed in 1975 and offers excellent living accommodation to a high standard. Just a short stroll to City Centre, local amenities and the Millennium Bridge. With a lovely, stylish feel throughout, this property will be very popular with a multitude of purchasers, including first time buyers, professional couples who work in York, commuters and those looking to retire to this very popular area. It may also be perfect as a buy to let investment. The apartment itself is reached via a communal entrance. Once inside the apartment you know you are looking at something special, first we find a handy storage cupboard to the left, then the hallway leads us into the reception rooms. Straight ahead we find the L shaped open plan living space, with bay windows and ample space for a table and chairs. This flexible space is perfect for those who like entertaining and dinner parties. Onward into the excellent, quality grey kitchen, with a full range of built-in appliances and quartz worktops. The hallway continues to a principal bedroom, with built in wardrobes and a further bedroom, just right as a dressing room or a study for those working from home. We also find a modern fitted shower room, with pretty grey tiles completing this home. This property also boasts a garage, plus unallocated parking spaces and delightful walled communal gardens to the front and side, perfect for relaxing throughout the year if you wish to. In conclusion this fabulous top floor apartment in Fishergate, offers a high standard of contemporary living, in one of York's most sought-after locations. Perfectly situated for York City Centre and over the river to Rowntree Park and the award winning and very popular "Bishy Road" shops and cafe bars. An early viewing is a must, not to miss out!

**Alma Terrace, is a residential street situated to the south of York City Centre just off Fulford Road and enjoys plenty of amenities including local shops, Public Houses and a Post Office. The McArthur Glen Shopping Outlet, David Lloyd Gym and York Sports Village are all within easy reach as is access to the A64 and the University of York. For families, the property is in the catchment for the highly regarded Schools. The historic city of York is a hive of activity with an abundance of shopping facilities, restaurants, York racecourse and 2 theatres. York's mainline railway station offers regular services to major cities including Manchester, Edinburgh and London with some journeys taking less than 2 hours to Kings Cross.**



### Communal Entrance

Stairs to all the floors. Door giving access to...

### Entrance Hall

Private entrance door leading to the apartment, storage cupboard, airing cupboard, down lighting, security entry phone system\* and wall heater\*. Doors leading to...

### Living Room

21' 1" x 12' 3" (6.42m x 3.73m)

Double glazed bay windows to the front aspect, tv point\*, ceiling coving, ample space for a table and chairs and an upright wall heater.

### Shower Room

9' 11" x 7' 6" (3.02m x 2.28m)

White three piece suite comprising; Corner shower cubical with electric shower\*, pedestal wash hand basin set in vanity unit with mixer tap, low level wc, double glazed windows to rear aspect, underfloor heating\* and heated rail\*.

### Kitchen

11' 11" x 8' 9" (3.63m x 2.66m)

The fabulous kitchen is fitted with a range of modern grey wall and base units with matching quartz worktops and splash backs, incorporating an inset sink with a Quooker hot water tap\*. Integral appliances include a built in NEFF electric oven\* and grill\*, induction hob\* with extractor hood\*, coffee machine\*, wine cooler\*, washing machine\*, dishwasher\*, fridge/freezer\*. microwave\*, down lighting, double glazed windows to the front aspect and underfloor heating\*.

### Bedroom 1

11' 7" x 11' 4" (3.53m x 3.45m)

Double glazed bay windows to front aspect, built in wardrobes, cupboards and wall heater\*.

### Bedroom 2

9' 9" x 9' 3" (2.97m x 2.82m)

Double glazed bay windows to rear aspect, built in cupboards and wall heater\*.

### Garage

Up and over door.

### Outside

There are superb walled communal gardens to the front and side of the property with gated access. The garages are positioned in a row, to the rear of the development, with unallocated parking spaces.

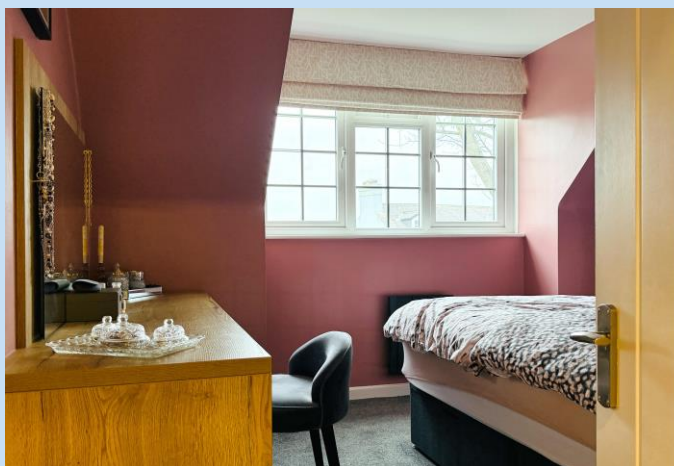


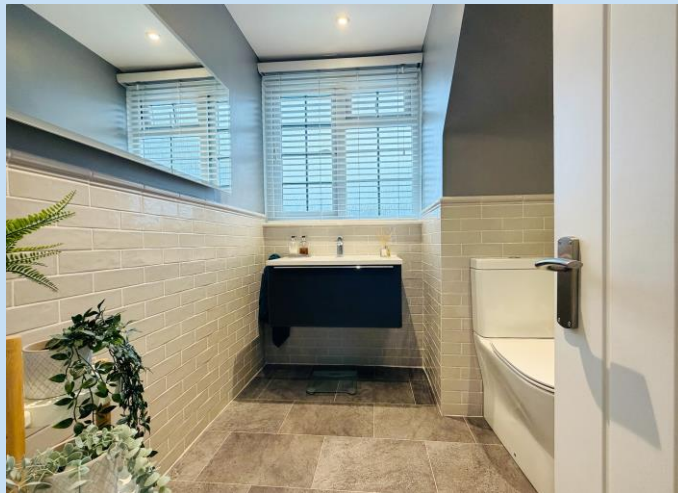
### Tenure

We have been informed by the vendor that the property is leasehold and is from the 12th of February 1975 to 21st October 2163. 137 years remaining. Current service charge for 2026 was £1260 per annum, which includes building insurance and maintenance of communal areas. Ground rent is £90 per annum, until 31st October 2034, £120.00 per annum for the next 20 years and £150 per annum for the next 20 years. It is a condition of the Lease that you become a shareholder/member of the Management Company which has been set up to carry out all the maintenance and management services. The Management Company is known as Arncliffe Mews (York) Maintenance Limited. You can rent the property out on an Assured Shorthold Tenancy, however AirBNB and holiday lets are not permitted. Pets are allowed. A buyer is advised to obtain verification from their legal representative.

### Agents Note

Epc rating D. The council tax is band C.  
Broadband supplier: Talk Talk.  
Broadband speed: Standard Speed.  
Water supplier: Yorkshire Water.  
Gas supplier: No gas.  
Electricity supplier: Octopus energy.





## Energy performance certificate (EPC)

16, Arncliffe Mews Alma Terrace YORK YO10 4EL	Energy rating	Valid until:	21 May 2029
	<b>D</b>	Certificate number:	0260-2842-7756-9621-0355
Property type	Top-floor flat		
Total floor area	73 square metres		

### Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read [guidance for landlords on the regulations and exemptions](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance) (<https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance>).

**Bishops Personal Agents**

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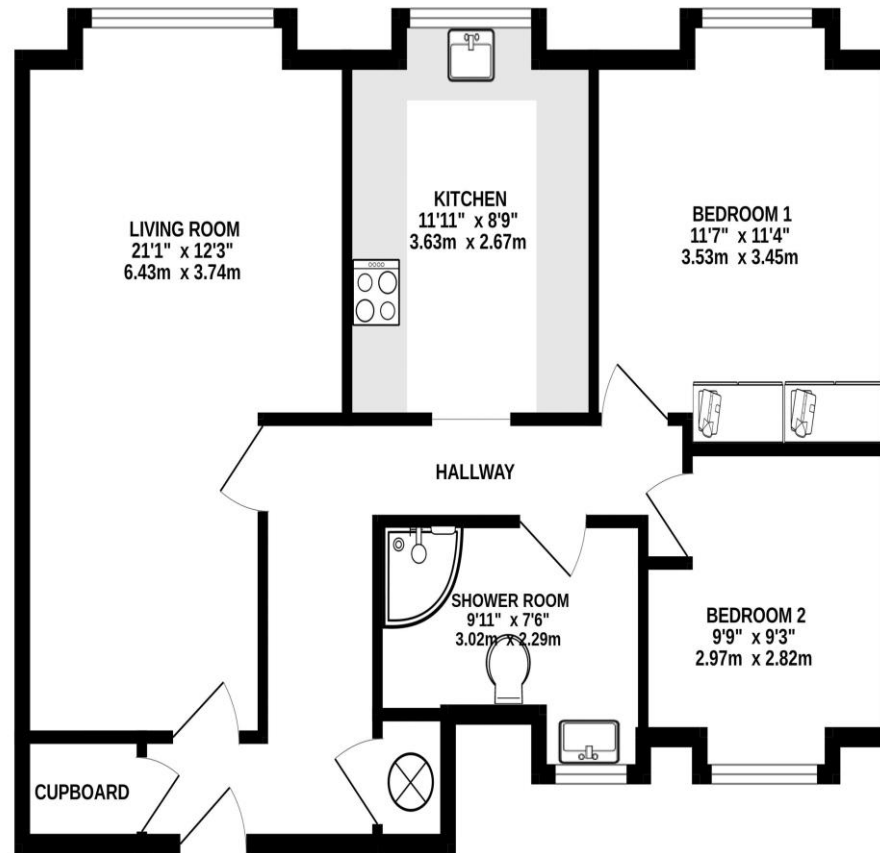
13 Grayshon Drive York North Yorkshire YO26 5RG

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2ND FLOOR APARTMENT  
730 sq.ft. (67.8 sq.m.) approx.



TOTAL FLOOR AREA: 730 sq.ft. (67.8 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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**DISCLAIMER**

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances\* (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances – All measurements are approximate. Bishops Personal Agents recommends certain products and services to buyers including conveyancing and mortgage advices. We may receive commission for such recommendations. To confirm what the referral fee amounts would be, please ask your Personal Agent direct. Please note that you are under no obligation to use any of these services or the recommended providers.