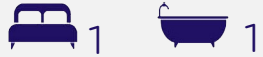




Walmgate City Centre, York YO1 9TJ

£250,000



-- SOLD OFF MARKET --

Set within a characterful period building in the heart of the city, this newly converted first floor apartment offers high quality accommodation finished to an excellent standard throughout. The renovation carefully balances original character with a clean, contemporary finish, creating a property well suited to both owner occupiers and investors.

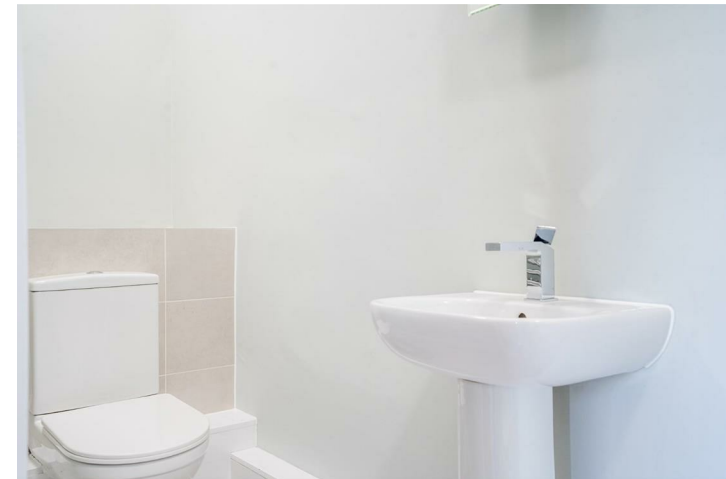
Accessed via a communal stairway, the apartment opens into an entrance hallway which leads through to a separate lounge, providing a defined living space overlooking Walmgate and placing you right in the centre of the city. A central hallway then connects the accommodation, giving a natural separation between the living and sleeping areas.

The double bedroom is well proportioned and benefits from built in storage. The shower room is finished in a modern style with quality fittings, while the separate kitchen offers sleek units and contemporary finishes, ideal for both day to day use and short term letting.

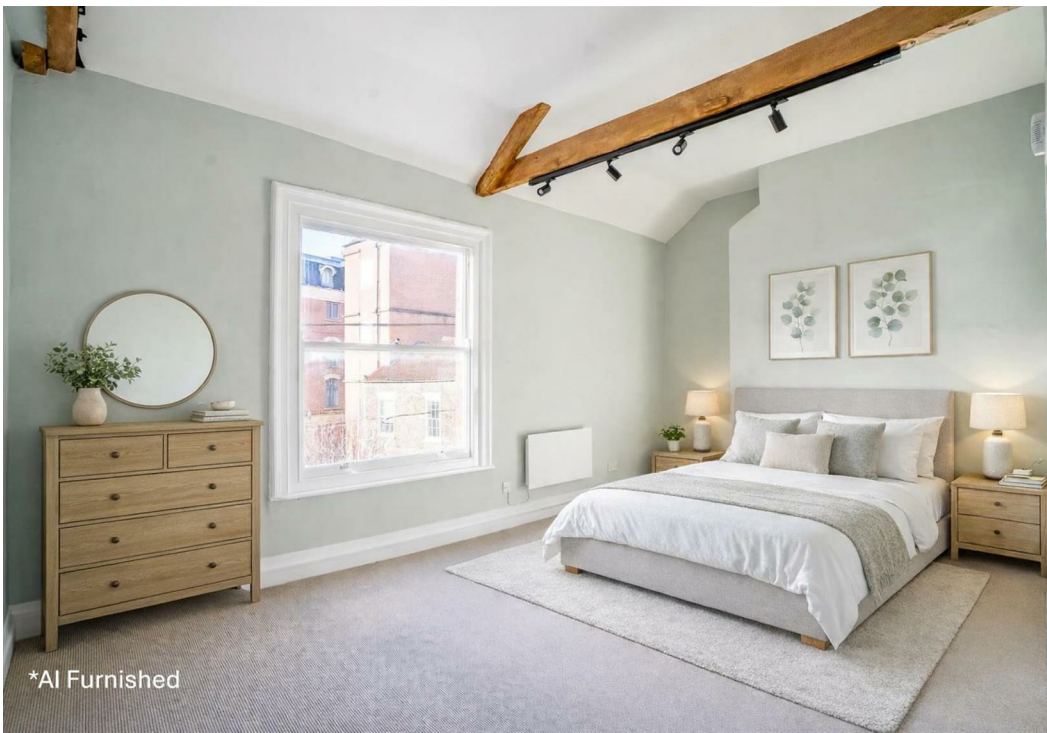
The lease allows for holiday and short term lets with no restrictions, making this a rare and flexible opportunity within York city centre. Positioned just moments from the city's shops, restaurants and historic landmarks, the property offers strong lifestyle appeal alongside excellent investment potential.

A selection of rooms have been dressed using AI for illustrative purposes.

Lease Length:- 999 years
Lease Allows Short Term Lets
Ground Rent £0 For Life of the Lease
Service Charge £1374.46per annum



*AI Furnished

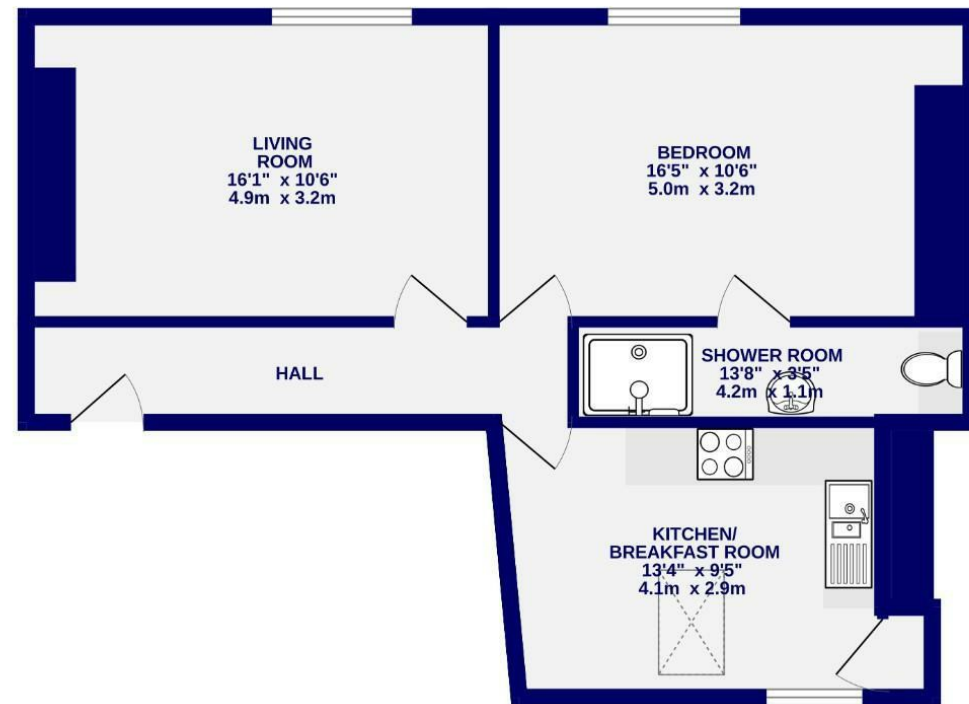


Walmgate City Centre, York YO1 9TJ

Leasehold
Council Tax Band -

- Newly Renovated Apartment
- 2nd Floor Apartment
- One Bedrooms
- Period Features
- Short Term Let Allowed In The Lease
- Modern Kitchen and Bathrooms
- EPC TBC

1ST FLOOR
557 sq.ft. (51.7 sq.m.) approx.



TOTAL FLOOR AREA : 557 sq.ft. (51.7 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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These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.