



Crescent Court, The Crescent, Off Blossom Street, York

£300,000

**Stephensons**  
land & new homes

# S

The Crescent,  
York  
YO24 1AW

Est. 1871

£300,000

A beautiful brand new duplex two bedroom apartment offering stylish city living on the doorstep of the historic city of York

Crescent Court is a fantastic new development location on the doorstep of York city centre and York Railway Station. Providing an array of beautifully constructed modern eco apartments the development is built around a private gated communal courtyard within this focused area of regeneration planned to transform 'The Crescent'. The development presents 9 luxury dwellings ranging from studios to two-bedroom duplex apartments. Built with city centre living in mind, each property has been thoughtfully designed to flood each apartment with natural light through large glass openings and vaulted ceilings.

The developers have built with economy in mind installing clever concealed solar panels helping reduce running costs for both the individual homes and wider development. Additional sound proofing has been inculcated into the construction sheltering the noises from a thriving city centre.

Crescent Court offers a real feeling of luxury without compromising the practicality and comfort of everyday living. Each of the 4 architecturally designed layouts have been thoughtfully tailored to offer high quality living with modern touches.

Each apartment boasts a Howdens sourced 'Clerkenwell Gloss Sandstone' range of units with integrated appliances and laminated white marble work surfaces complimented by varying Karndean flooring. Bathrooms and En Suites are fitted with Grohe sanitaryware





and herringbone style feature walls.

Across the ground and first floor, this luxury duplex apartment offers two double bedrooms and a generous open plan living area. To the ground floor, is an entrance hall with useful airing cupboard and doors in turn opening on to the house bathroom and the master suite. The house bathroom comprises a high-class three-piece suite of a low flush WC, hand wash basin and stone tiled bath with rainfall shower over, and also benefits from the added luxury of a heated towel rail. A spacious master bedroom offers substantial space for a double bed, with its own upscale en-suite featuring a Herringbone-style tiled walk-in shower, low flush WC, hand wash basin and heated towel rail.

To the first floor is the second bedroom, again with ample space for a double bed, along with the open living/kitchen. The stylish high-gloss units are fitted to the corner of the room, with an wealth of storage space and top grade appliances. Opening up into the living area, there is plenty of space for a dining table and chairs, aswell as further lounge seating to the rear of the room. With a floor to ceiling sized window, the space is enhanced with a flurry of natural light flow.

The apartments make for perfect city centre homes, weekend retreats or superb investment opportunities.

Crescent Court and more widely 'The Crescent' is set to benefit from the proposed improvements to the area by York City Council. The removal of Queen Street bridge plans to create a direct access from The Crescent to York Railway Station, complimenting the proposed vision of the 'York Central' development. For more information please visit: <https://www.yorkcentral.info/about-york-central/>

Length of Lease: 999 years from 2022

Service Charge: £988.75 pa

Ground Rent: £0

The properties benefit from an advanced home warranty provided through AHCI

## Partners:

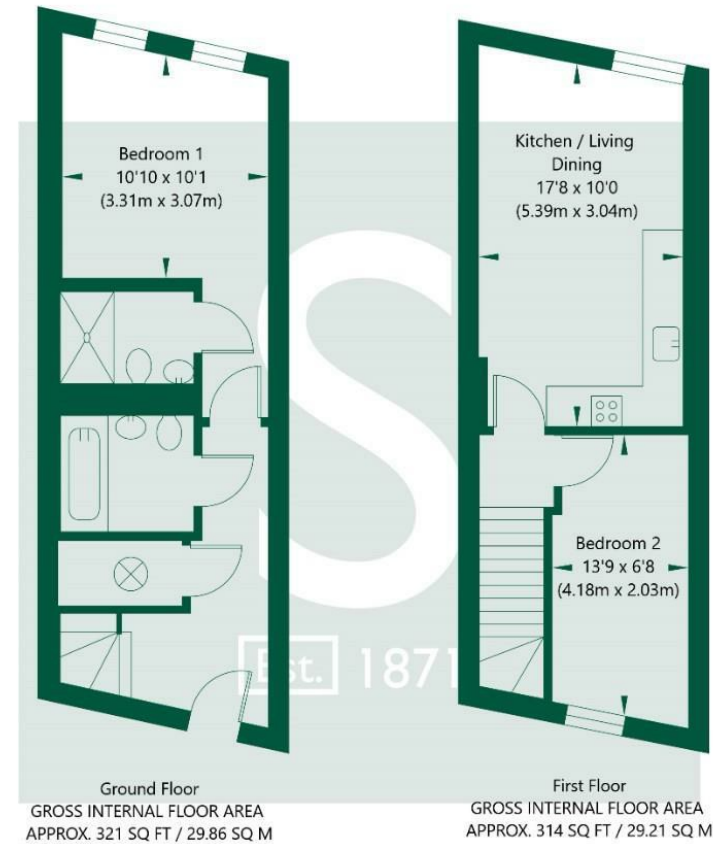
J F Stephenson MA (Cantab) FRICS FAAV  
I E Reynolds BSc (Est Man) FRICS  
R E F Stephenson BSc (Est Man) MRICS FAAV  
N J C Kay BA (Hons) pg. dip MRICS  
O J Newby FNAEA  
J E Reynolds BA (Hons) MRICS  
R L Cordingley BSc FRICS FAAV  
J C Drewniak BA (Hons)  
E G Newby MRICS  
T Brooks MNAEA

## Associate Partners:

N Lawrence  
I Jarvis MNAEA

York: 01904 625533  
Boroughbridge: 01423 324324  
Easingwold: 01347 821145  
Selby: 01757 706707  
Haxby: 01904 809900

## Crescent Court Apartments, York, YO24 1AW



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 635 SQ FT / 59.07 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

[www.exposurepropertymarketing.com](http://www.exposurepropertymarketing.com) © 2023

