



TENURE

Leasehold. The remainder of a 125 year lease from 1 January 2003. Service charge £3045.04. Ground rent £706.58.

COUNCIL TAX

Band G (from internet enquiry).

SERVICES

We understand mains water, electricity, gas central heating and drainage are connected.

GENERAL

Room measurements in these particulars are only approximations and are taken to the widest point.

None of the services fittings or equipment referred to in these particulars have been tested and we are therefore unable to comment as to their condition or suitability. Any intending purchasers should satisfy themselves through their own enquiries.

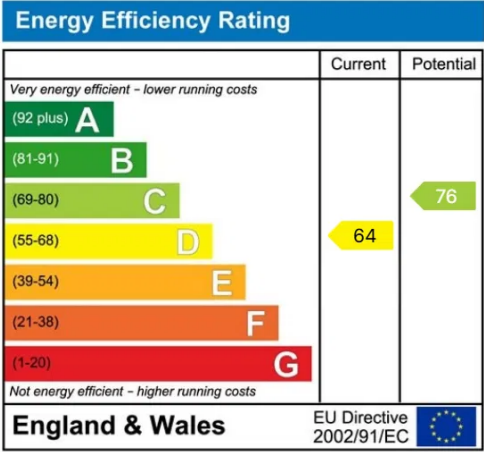
Please note : Only the fixtures and fittings specifically mentioned in these particulars are included in the sale of the property.

Photographs depict only certain parts of the property. It should not be assumed that the contents/furnishings, furniture etc photographed are included in the sale.

VIEWING

By appointment with the Chartered Surveyors Renton & Parr at their offices, Market Place, Wetherby. Telephone (01937) 582731

Details prepared September 2025



Wetherby ~ Apartment 15, The Rotunda, 67 Westgate, LS22 6NH

Offered to the market for the first time, this exceptional two-bedroom, two bathroom, second-floor apartment occupies a prime position in one of Wetherby's most sought-after riverside developments. With picturesque views over the River Wharfe and The Ings parkland, this property offers low-maintenance luxury living and is available with no onward chain.

- Arguably one of the best positioned apartments on the development
- Two large double bedrooms with fitted wardrobes and access to home office
- Three car parking spaces
- Available to buy for the first time since new with the benefit of no onward chain
- Impressive dining kitchen with integrated appliances and granite worktops
- Curved living room with unencumbered views
- Private balcony off kitchen

£595,950 PRICE REGION



MISREPRESENTATION ACT

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1. The particulars are set out as a general outline only for the guidance of intending purchasers or lessees, and do not constitute, nor constitute part of, an offer or contract.
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Property Description

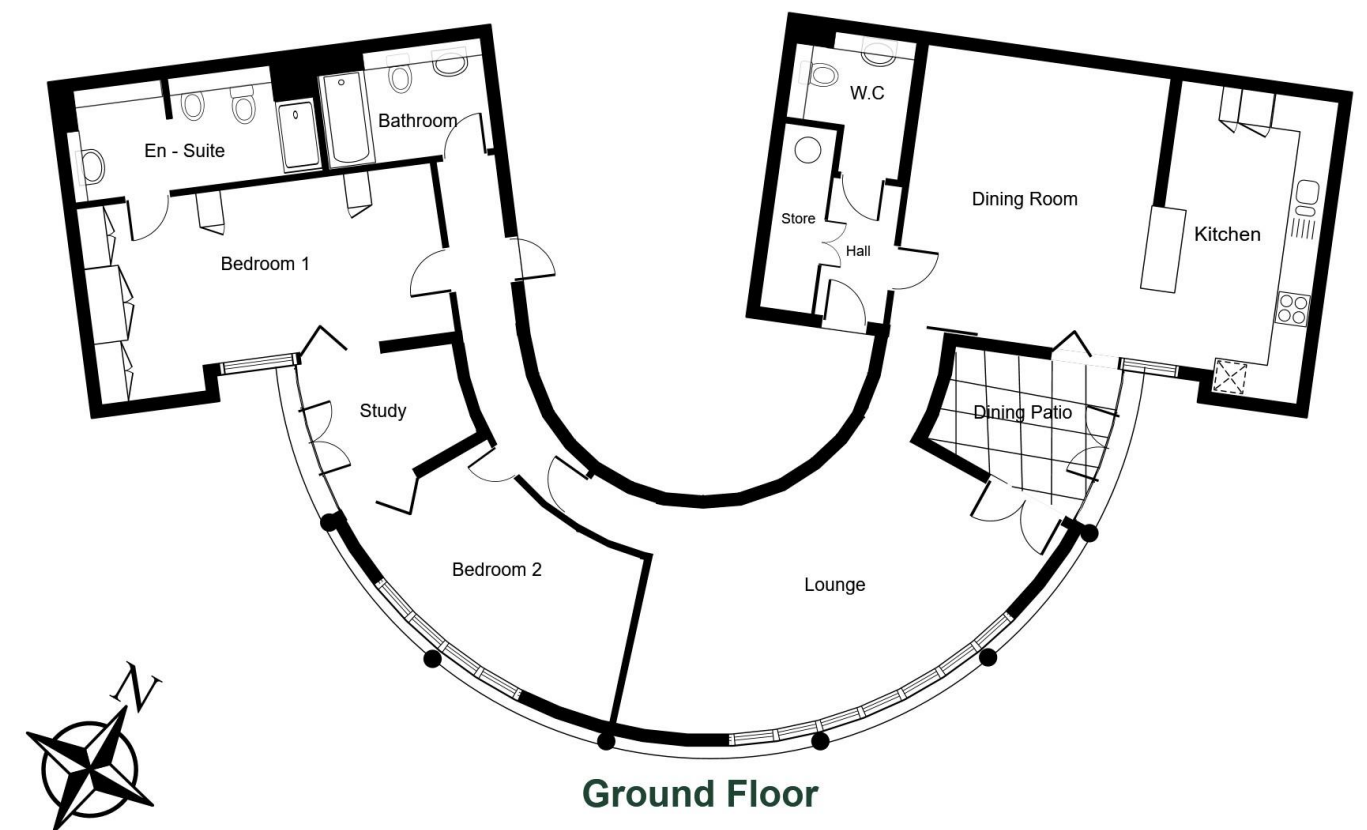
Offered to the open market for the first time since new, this impressive two double-bedroom second floor apartment occupies a prime position within one of Wetherby's most desirable riverside developments. Apartment 15 presents a rare opportunity to enjoy luxurious, low-maintenance living with picturesque views over the River Wharfe and the expansive parkland of The Ings. The accommodation benefits from double glazed windows, electric heating and in further detail comprises:-

The welcoming entrance hall leads to a cloakroom with WC, a large storage cupboard, internal door leading to stunning open plan dining kitchen. The dining area is light and spacious with comfortable room to accommodate large dining table and chairs. The fitted kitchen adjoins this space, with granite worktops and a full range of integrated appliances, including a fridge freezer, oven, microwave, induction hob with extractor above, dishwasher, washing machine and wine fridge creating a practical and sociable hub for both everyday living and entertaining. With a private balcony just off the kitchen.

The Rotunda is thoughtfully designed with a focus on light, space and comfort, the apartment is flooded with natural light throughout and stunning views. At the heart of the home is a striking half-circular living area, bathed in light through floor-to-ceiling glazing. Beyond there are two spacious double bedrooms, each with direct access to the enclosed balcony now forming a practical home office. The principal bedroom benefits from a en-suite shower room, while the second bedroom is served by a spacious four-piece bathroom with bath, overhead shower, basin, and WC.

Additional features include a secure telephone entry system, lift and stair access, two allocated undercroft parking spaces, and a further outdoor parking bay to the front of the development. To the rear residents enjoy access to beautifully maintained communal gardens, along with boating rights on the River Wharfe.

With its unbeatable riverside setting and quality finishes, Apartment 15 offers a truly unique opportunity for discerning buyers seeking a peaceful, premium lifestyle in Wetherby. Available with the added benefit of no onward chain, early viewing advised to avoid disappointment.



NOT TO SCALE For layout guidance only

Total floor area 144 sq.m. (1,550 sq.ft.) Approx

