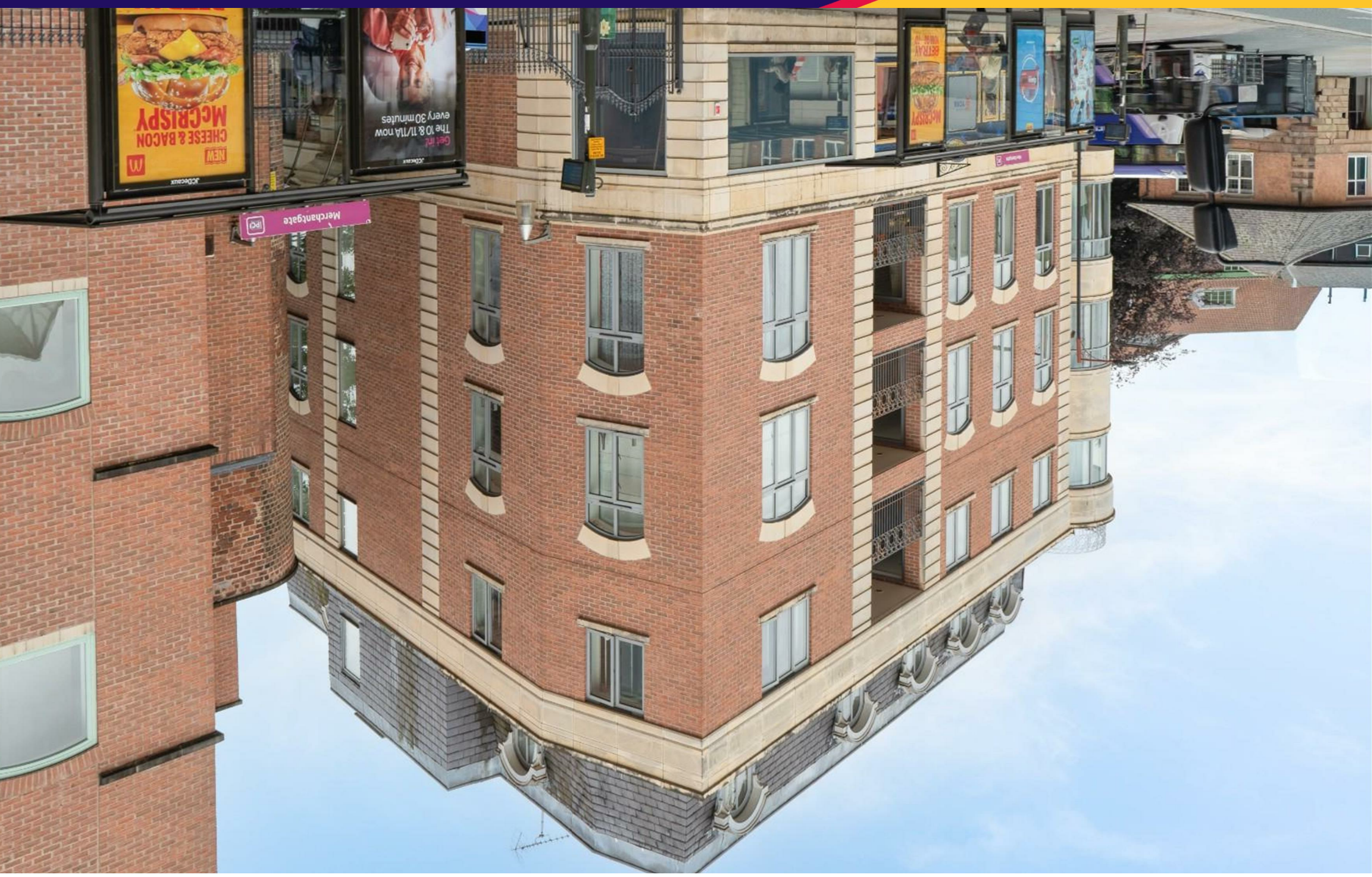
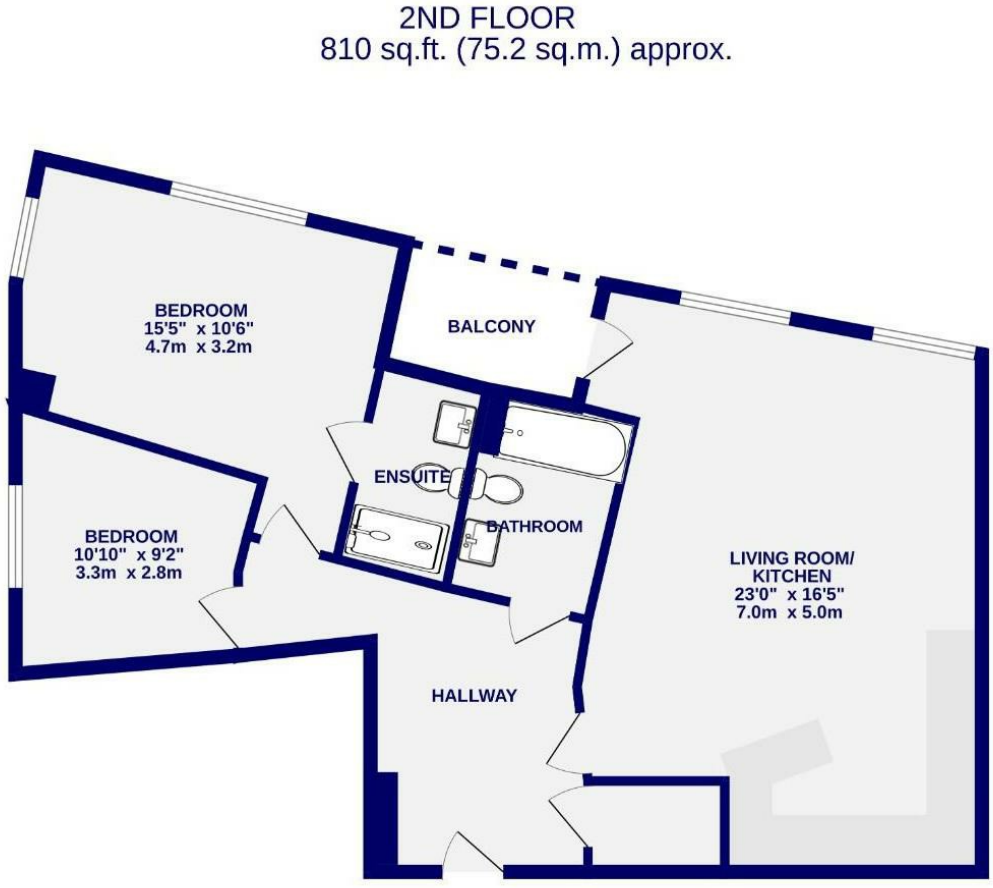



# Merchant Gate
# City Centre, York
# YO1 9TU

Leasehold
Council Tax Band - E

- Apartment
- Second Floor
- Two Double Bedrooms
- Two Bathrooms
- City Central
- Balcony
- No Onward Chain
- EPC C




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# Merchant Gate
## City Centre, York
YO1 9TU

£300,000

2 2

A superb two bedroom second floor apartment, placed within the sought after Merchant's Place development in the heart of York city centre.

Set alongside the River Foss and positioned within the historic city walls, the property offers bright and spacious accommodation with a contemporary feel throughout. The apartment opens to a generous entrance hallway leading through to an impressive open plan living, dining and kitchen area. This excellent space is ideal for modern city living and entertaining, with a well equipped kitchen, breakfast bar, seating area and access to a private balcony.

There are two well proportioned bedrooms, with the principal bedroom enjoying an en suite shower room and dual aspect city views. A separate bathroom serves the second bedroom and completes the accommodation.

Merchant's Place is entered via electric gates and benefits from an attractive communal patio area, bicycle storage and in house recycling facilities. The property is certain to appeal to both private buyers and investors looking for a well placed city centre apartment.

Merchant's Place enjoys a prime position close to the independent shops, bars and cafés of Fossgate and Walmgate, with Spark, supermarkets, restaurants, theatres and the wider amenities of York city centre all close by. York railway station offers regular services to major cities including Leeds, Manchester, Edinburgh and London King's Cross.

Leasehold
Length of lease- 238 years remaining
Ground rent - £451 per annum
Service Charge- £2,600.23 per annum

Council Tax Band- E



















