



Westgate Apartments Leeman Road

York, YO26 4ZP

£260,000



No onward chain – stunning views across the River Ouse!

Churchills are pleased to present this stylish third-floor, one-bedroom apartment, set within an exclusive and highly desirable development just a short walk from the railway station and the heart of York city centre, with its wide range of restaurants, cafés, and attractions.

The property is accessed via an impressive communal entrance hall, complete with concierge service and two lifts serving all floors. Inside, the bright and spacious accommodation includes a private entrance hallway with a useful storage cupboard, a generous 19ft lounge/dining room featuring striking floor-to-ceiling windows with river views, a modern fitted kitchen with integrated appliances, a well-proportioned double bedroom, and a contemporary three-piece bathroom suite.

Early accompanied viewing is highly recommended.

Entrance Hall

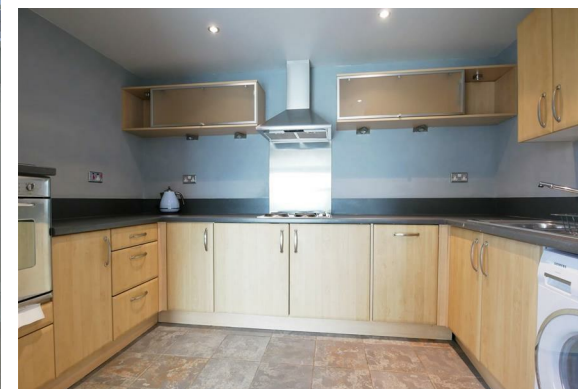
Entrance door, built in storage cupboard, electric night storage heater, power points. Laminate flooring.

Lounge/Dining Room

19'6 x 13'2 approx (5.94m x 4.01m approx)
Floor to ceiling windows to side and rear, electric night storage heater, separate electric radiator, TV point, power points. Laminate flooring.

Kitchen

11'1 x 7'5 (3.38m x 2.26m)
Fitted wall and base units incorporating counter tops, inset 1 1/2 bowl stainless steel sink and drainer, fitted electric oven and hob, integrated washing machine and slimline dishwasher, power points, recessed spotlights. Tiled flooring.





Bedroom

14'10 widening to 18'5 x 9'7 (4.52m widening to 5.61m x 2.92m)

uPVC double glazed window to rear, electric night storage heater, power points. Carpet.

Bathroom

7'10 x 8'1 (2.39m x 2.46m)

Three piece suite comprising panelled bath with taps and shower over, pedestal wash hand basin, low level WC, electric towel rail/radiator, part tiled walls. Tiled flooring.

Communal Areas

Large Entrance Foyer with concierge service. Bicycle and bin stores.

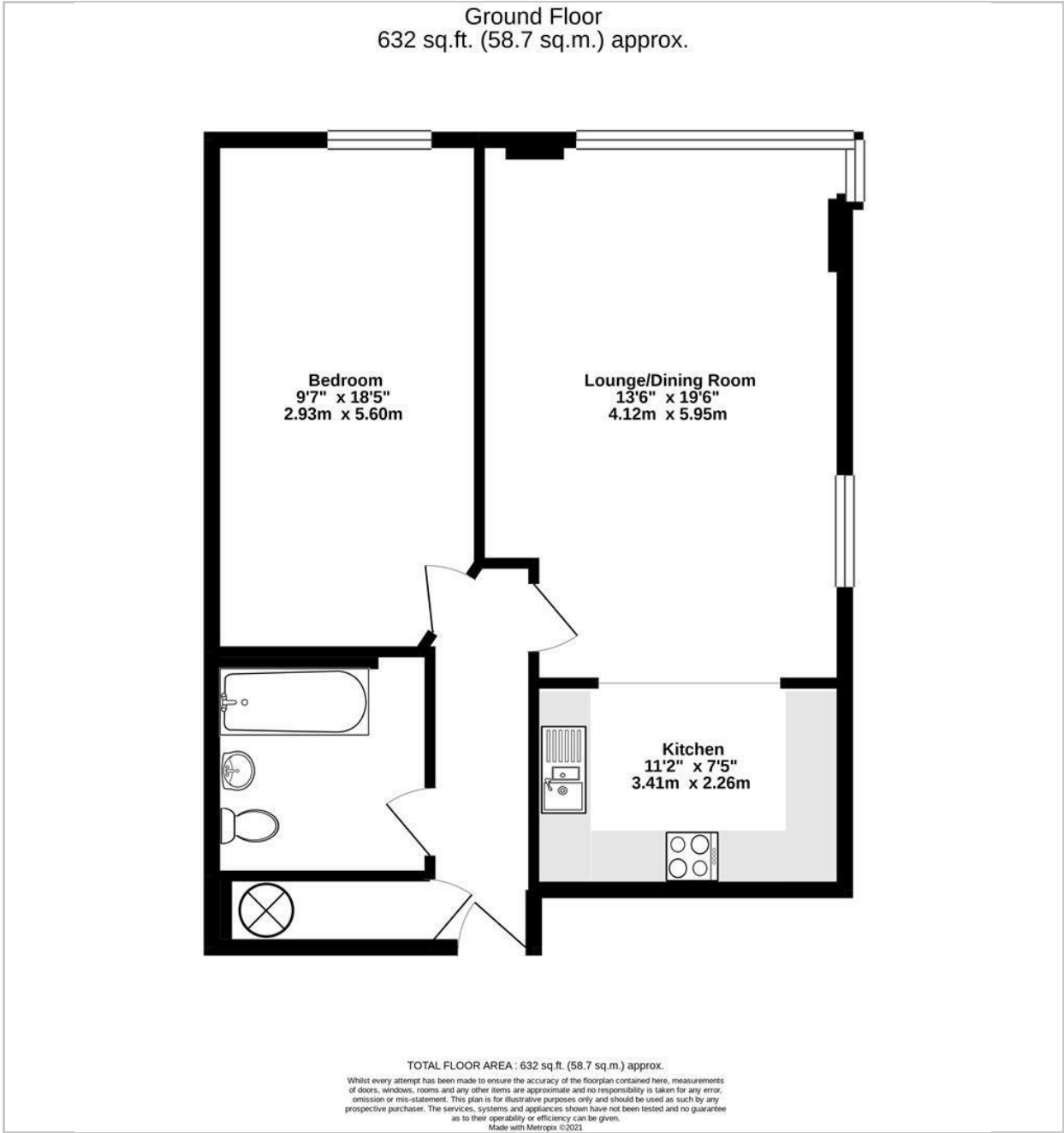
Please note, there is no designated parking with the property however spaces do occasionally come up for rent and nearby car parks offer annual season tickets.

Agents Note

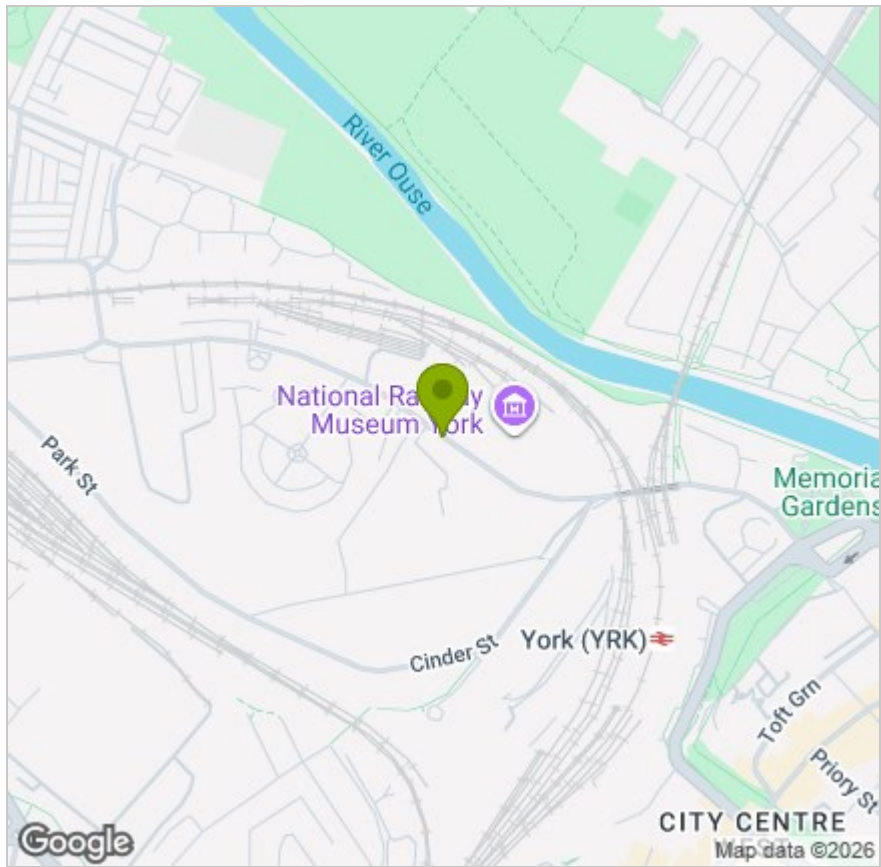
To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the sales transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our office for further details.



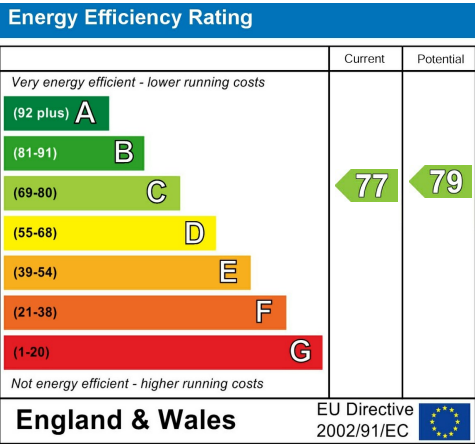
FLOOR PLAN



LOCATION



EPC



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.