5 Ambassador Court, The Mount,
York, North Yorkshire YO24 1DU

Guide Price £269,950

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Are you looking for an apartment, central to York, with its own private courtyard and fabulous communal gardens? Then this could be just for you.

Welcome to Ambassador Court.

Bishops Personal Agents offer for sale a unique ground floor apartment, situated within the prestigious Grade II listed building, set back from the roadside, just off The Mount in York. The development was completed in 2004 and offers excellent living accommodation to a high standard. Just a short stroll to York City Centre and station. With a lovely, stylish feel throughout, this property will be very popular with a multitude of purchasers, including first time buyers, professional couples who work in York, commuters and those looking to retire to this fabulous area. It may also be perfect as a buy to let investment. The apartment itself is reached via a communal entrance. Once inside the private entrance hallway, we continue into a fabulous open plan living space, the kitchen dining area with ample space for a table and chairs and the marvellous contemporary kitchen, the focal point being the range cooker and also with a full range of built-in appliances. This flexible space is perfect for those who like entertaining and dinner parties. We also find a shower room. The property continues opening into the bay fronted living room, with three sash windows bathing the room with natural light and overlooking the rear private courtyard. Then onwards into a principal double bedroom, also with French doors leading out into the courtyard and a walk-in wardrobe, which could be used as a study for those working from home, plus its own en-suite bathroom completing this lovely apartment. To the rear of the apartment, we find a fabulous courtyard garden with high walls, perfect for outside entertaining. This property also boasts an allocated secure parking space and delightful communal gardens to the rear, found passing through secure electric gates, perfect for relaxing throughout the year. In conclusion this fabulous ground floor apartment on The Mount offers a high standard of contemporary living, in one of York's most sought after locations. Perfectly situated for York racecourse and Knavesmire, the award winning and very popular "Bishy Road" shops and cafe bars lie just a short stroll away and easy access to the York city centre and station. Sold with no onward chain. An early viewing is a must!

Ambassador Court is located on the sought-after south side of York. The Mount/Tadcaster Road has access to many local amenities including supermarkets, shops, schools, bars, restaurants and sports facilities. The property stands within this prime residential location, offering excellent access to the city conveniently located for Tesco's superstore and Askham Bar Park and Ride are within easy reach as is the A64 by pass, which gives access to the major local road networks. The historic city of York is a hive of activity with an abundance of shopping facilities, York racecourse and 2 theatres, leisure amenities from the splendour of the York Minster to the vibrant night life of the City Centre and restaurants. York's mainline railway station offers regular services to major cities including Manchester, Edinburgh and London with some journeys taking less than 2 hours to Kings Cross.

Communal Entrance
Communal entrance with post boxes and stairs leading to to all the floors.

Private Entrance Hall
Entrance door and radiator*. Opening to...

Kitchen/Breakfast Room
24' 1" x 15' 9" (7.34m x 4.80m)
Fitted with an attractive modern range of base and wall mounted units with matching granite surfaces over, steel sink and drainer with mixer taps. Integral appliances include - Range cooker* with gas and induction hobs*, fridge and freezer*, dishwasher* and washing machine*. Under unit lighting, down lighting and radiator*. Opening to...

Shower Room
9' 3" x 5' 3" (2.82m x 1.60m)
Three piece suite in white comprising; Walk in cubicle with mains shower, wash hand basin with mixer taps, low level wc, extractor fan*, down lighting and heated rail*.

Living Room
18' 5" x 13' 0" (5.61m x 3.96m)
Sash windows to the rear aspect, tv point*, telephone point* and radiator*. Doors leading to...

Bedroom
14' 11" x 14' 7" (4.54m x 4.44m)
Sash windows and French doors to rear aspect, tv point*, walk in wardrobe, airing cupboard with wall mounted boiler* and radiator*. Door leading to...

En-suite
7' 9" x 5' 5" (2.36m x 1.65m)
Three piece suite in white comprising: Panelled bath with mixer taps and shower head attachment, wash hand basin with mixer taps, low level wc, extractor fan*, down lighting and heated rail*.

Outside
Outside from the bedroom we find a superb high walled courtyard/garden, just right for outside entertaining. To the rear of the development through secure electric gates, a door opens into a fabulously maintained communal gardens, perfect for relaxing throughout the year. We also find an allocated parking space, number 9.

Tenure
We have been informed by the vendor that the property is leasehold with a 999 year lease which commenced 2004 - Current service charge £3000 per annum, which includes a reserve fund of £1200 per annum and includes building insurance and maintenance of communal areas. No ground rent. No holiday lets. Pets allowed with permission.The management company is RMG on behalf of places for People. A buyer is advised to obtain verification from their legal representative.

Agents Note
Epc rating C. The council tax is band D.

Broadband supplier: BT.
Broadband speed: Standard Speed.
Water supplier: Yorkshire Water.
Gas supplier: Eon.
Electricity supplier: Eon.

Energy performance certificate (EPC)

5 Ambassador Court The Mount YORK YO24 1DU	Energy rating **C**	Valid until:	**11 February 2029**
		Certificate number:	**8361-6022-5560-1859-5996**

Property type	Ground-floor flat
Total floor area	79 square metres

Rules on letting this property

Properties can be let if they have an energy rating from A to E.

You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

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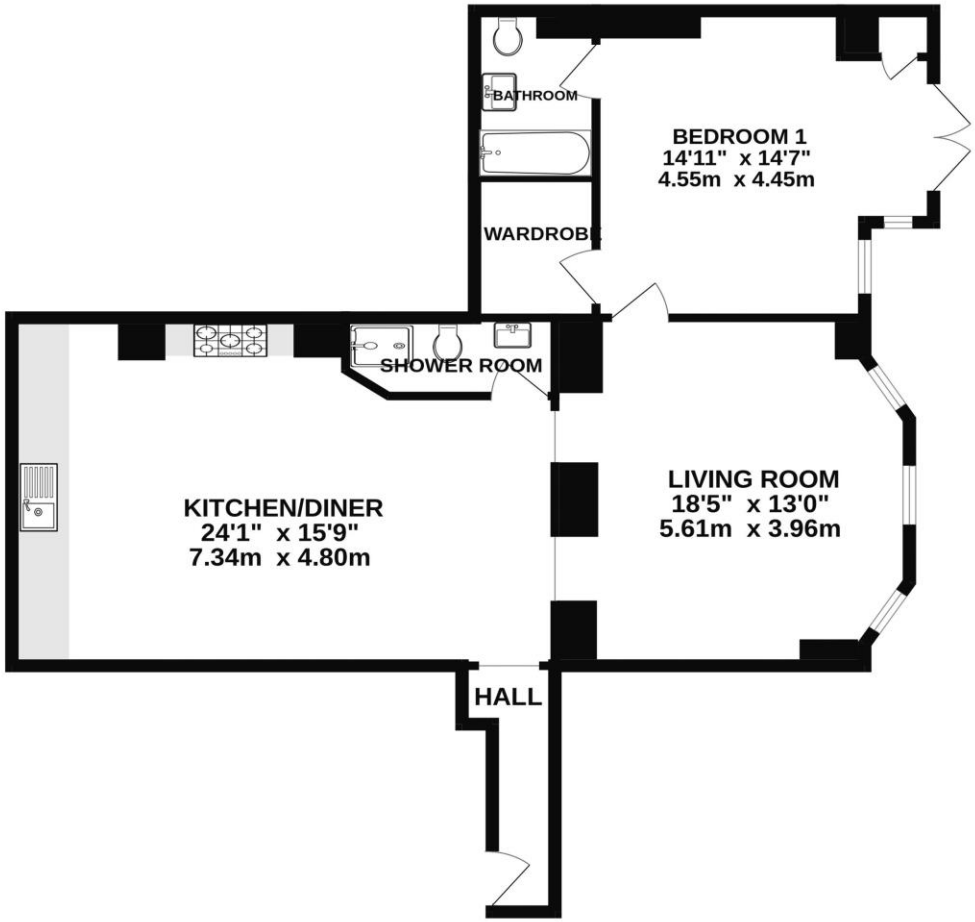
GROUND FLOOR
896 sq.ft. (83.2 sq.m.) approx.



TOTAL FLOOR AREA : 896 sq.ft. (83.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate 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 or efficiency can be given.
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