

- Leasehold
Council Tax Band - Exempt

1027 sq.ft. (95.4 sq.m.) approx.

FIRST FLOOR

The floor plan shows a rectangular layout. At the top is a large living area labeled 'LIVING' with dimensions '26'2" x 17'1" and '8.0m x 5.2m'. To the right of the living area is a kitchen/dining area labeled 'KITCHEN/ DINING/' with dimensions '26'2" x 17'1" and '8.0m x 5.2m'. Below the living area is a bedroom labeled 'BEDROOM' with dimensions '15'5" x 10'10" and '4.4m x 3.3m'. To the right of this bedroom is a bathroom labeled 'BATH' with dimensions '5'5m x 3'7m' and '18'1" x 12'3"'. Below the bathroom is another bedroom labeled 'BEDROOM' with dimensions '15'5" x 10'10" and '4.4m x 3.3m'. To the right of the second bedroom is a WC labeled 'WC' and an ensuite labeled 'ENSUITE'. A central hall labeled 'HALL' connects the rooms. A cupboard labeled 'CUPBOARD' is located near the bathroom. The plan also shows a staircase at the bottom left and a small utility area at the bottom right.

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58- 60 Piccadilly
, York
YO1 9NX

£475,000

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Situated within the prestigious Ryedale House development, inside York's historic city walls, is this exceptional first floor apartment offering luxurious city centre living with spectacular panoramic views across York's iconic skyline. Overlooking landmarks including Clifford's Tower and York Minster, this beautifully appointed two bedroom, two bathroom apartment combines contemporary design with an unrivalled location.

Ryedale House is an exclusive development of luxury apartments arranged over seven floors, accessed via a stunning communal reception with concierge service. Designed to an exceptional standard, the building offers a wealth of premium facilities including secure undercroft residents' parking, lifts to all floors, private storage lockers, secure cycle storage, refuse chutes and a comprehensive sprinkler system.

The apartment itself is flooded with natural light thanks to its impressive floor to ceiling glazing, creating bright and airy living spaces while framing the outstanding city views. At the heart of the home is a spacious open plan living, dining and kitchen area, finished to a high contemporary specification and ideal for both entertaining and everyday living.

There are two generous double bedrooms, each benefiting from its own stylish en suite bathroom, making the apartment perfectly suited to owner occupiers, those seeking a luxury second home or buyers looking for a premium city centre base. Underfloor heating runs throughout the apartment, enhancing both comfort and the sleek modern finish.

Positioned just moments from York's shops, restaurants, cafes and cultural attractions, this outstanding apartment offers an enviable lifestyle in one of the city's most sought after developments.

Leasehold
Length of lease- 993 years remaining
Ground rent - £250 per annum
Ground rent review period- fixed
Service Charge- £3,427.28 per annum

