

This floor plan shows a 3-bedroom house with a central entrance hall. The layout includes:

- KITCHEN/LIVING/DINING ROOM:** 19'5" x 11'8" (5.9m x 3.5m), featuring a sink, stove, and refrigerator.
- ENTRANCE HALL:** A central hallway with a coat closet (CLOSET) and access to the bedrooms, bathroom, and kitchen.
- BEDROOM 1:** 12'10" x 6'7" (3.9m x 2.0m), located at the front left, with an adjacent wardrobe.
- BEDROOM 2:** 12'10" x 8'3" (3.9m x 2.5m), located at the front right, with an adjacent wardrobe.
- BEDROOM 3:** 12'10" x 6'7" (3.9m x 2.0m), located at the back left, with an adjacent wardrobe.
- BATHROOM:** Located at the back right, containing a bathtub, toilet, and sink.
- CLOSET:** A closet located in the back right area, near the bathroom.

- City Centre Apartment
- Two Bedrooms
- Open Plan Kitchen Living Diner
- Popular Residential Development
- Allocated Parking
- Well Presented Throughout
- No Onward Chain
- EPC C

Leasehold
Council Tax Band - D

Rowntree Wharf,
Navigation Road,
YG1-9XA



Rowntree Wharf
Navigation Road, York
YO1 9XA

£210,000

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Ashtons Estate Agents are delighted to offer this rare opportunity to own a beautiful city centre flat in this iconic building , which is 'probably York's best industrial building' - be part of York's rich chocolate heritage. Rowntree Wharf, a former Flour Mill thought to be one of the largest in Europe, is now home to spacious apartments enjoying a prime position.

This property is ideally placed for access into the historic city centre, with a 2 minute walk from the popular shops, restaurants, pubs and cafes York has to offer but also benefits a tranquil riverside living.

Set on the fourth floor, with lift access, the accommodation briefly comprises; entrance hallway, generous and open plan kitchen reception space with ample room for a range of furniture, and an upgraded a kitchen set behind. Offering open plan living, this room is bathed in natural light due to the large window looking out.

There are two well proportioned rooms, and a modernised three piece shower suite.

The property also benefits from a bike store and a secure multi-storey covered allocated parking space; a rare find in such a position. Offered with no onward chain, early viewing is highly recommended to appreciate all that is on offer.

Grade II listed.

Leasehold
Length of lease- 90 years remaining
Ground rent- Peppercorn
Ground rent review period- Fixed
Service charge- £4,265 per annum

Council Tax Band- D

