



Bootham Square, off Bootham, York Offers Over £145,000

Situated in the highly sought-after Bootham area, just a short walk from York Hospital and the city centre, this spacious and well-presented first-floor apartment is offered with no onward chain—making it an ideal opportunity for first-time buyers or those looking to enjoy peaceful, central living.



A welcoming living and dining room provides ample space for both relaxation and entertaining, featuring a large window that floods the space with natural light and offers a pleasant outlook.

The separate kitchen continues the light and airy feel of the home, fitted with a range of modern units and worktops. There is also space and plumbing for additional appliances.

The spacious double bedroom offers bright and comfortable accommodation, complete with built-in wardrobes and plenty of room for freestanding furniture. Completing the internal layout is a well-appointed bathroom with a three-piece suite comprising a bath with shower over, WC, and wash hand basin.

Externally, residents enjoy access to attractive communal gardens, providing a peaceful outdoor setting in the heart of the city.

Properties in Bootham at this price point rarely come to market and are highly regarded for their superb location. Early viewing is highly recommended to appreciate the space, light, and lifestyle on offer.

Leasehold Details:

Starting Year of Lease : 2020 – 125 year lease

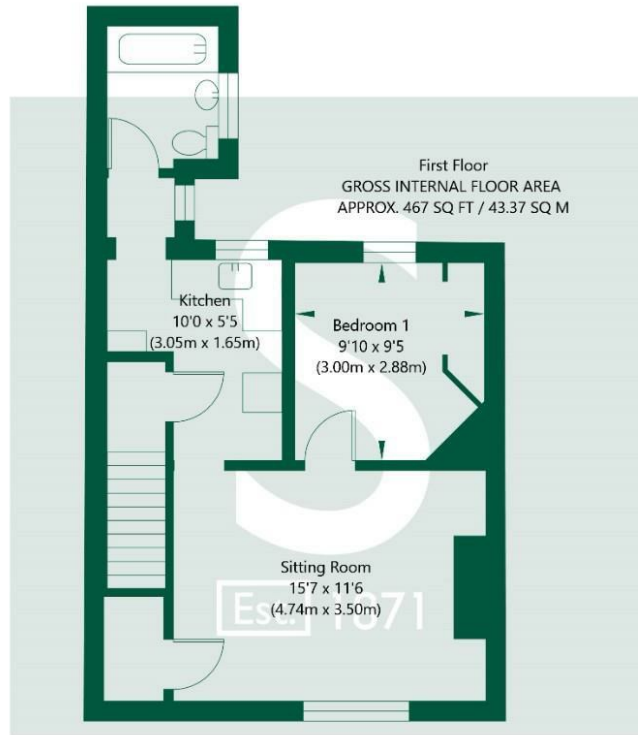
Years Remaining on Lease : 120 years

Service Charges : £338 per annum – Reviewed annually.

Ground Rent : £10 per annum.

Management Company : City of York Council

Bootham Square, York, YO30 7BS



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 467 SQ FT / 43.37 SQ M
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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