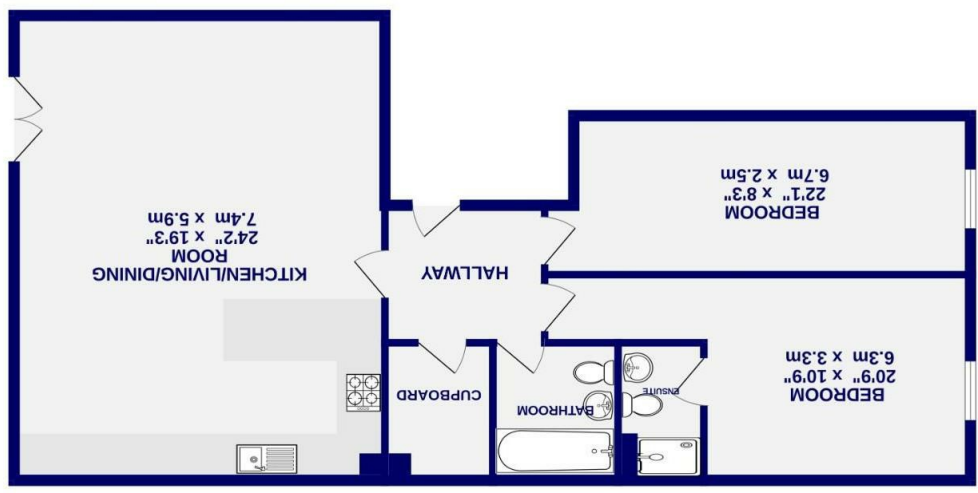


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor. Please note that some images may have been edited with the use of AI. We are legally required to carry out AML checks for all purchasers, sellers and giftors, which become mandatory once an offer has been accepted. There is a non-refundable fee of £30 + VAT per purchaser and per giftor for these checks.

Skeldergate, York, YO1 6DP

Leasehold
Council Tax Band - D

- Luxury Two Bedroom City Apartment
- No Onward Chain Property
- Prime York City Centre Location
- Spacious Open Plan Living Area
- High Specification Modern Kitchen
- Marble Worktops With Breakfast Bar
- Principal Bedroom With En Suite
- River And Park Walks Nearby
- Allocated Parking Space Included
- EPC B



3RD FLOOR
992 sq. ft. (92.2 sq.m.) approx.

TOTAL FLOOR AREA: 992 sq. ft. (92.2 sq.m.) approx.
 Whilst every effort has been made to ensure the accuracy of the description, measurements of rooms and any other areas and dimensions, it is advised that the purchaser should verify the measurements of rooms and any other areas and dimensions. The vendor, its agents, and any other persons involved in the sale of the property, shall not be liable for any errors or omissions. This plan is for illustrative purposes only and should be used as a guide only. The actual layout and dimensions may vary from those shown. Measurements shown have not been rounded and no guarantee is given as to their accuracy. Plans made with Metreplan, 2020.



Skeldergate

, York
YO1 6DP

Offers Over £325,000



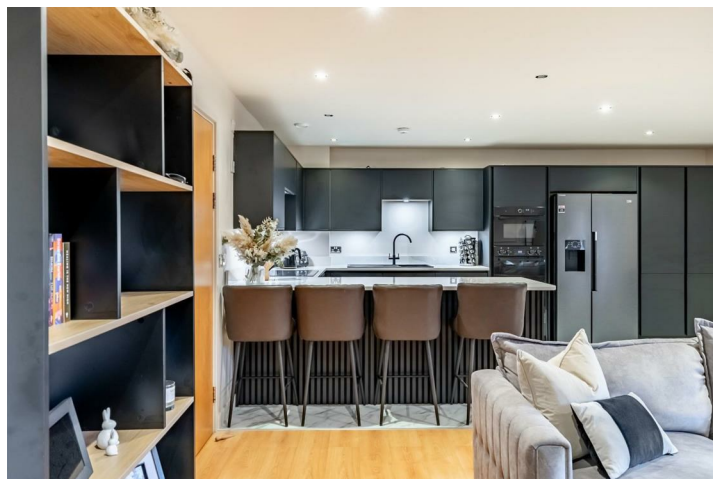
Leasehold
Length of lease- 104 years remaining
Ground rent - £250 per annum
Service Charge- £1,800 per annum

Ashtons Estate Agents are delighted to offer to the market this unique and rare opportunity to acquire one of a select number of properties of this style within the highly sought-after development of Centurion Square. Ideally positioned just off Skeldergate in the heart of York city centre, this stunning two-bedroom luxury apartment with allocated parking offers the perfect balance of vibrant city living and peaceful surroundings, with river and park walks just a stone's throw away. Surrounded by an array of shops, bars, restaurants and renowned eateries, it provides an exceptional lifestyle within our historic city.

Accessed via a secure communal entrance with lift and stair access, the apartment opens into a spacious and welcoming entrance hall. To the right is the impressive open-plan kitchen, living and dining space, a stylish and generous area designed for both relaxing and entertaining. The kitchen features sleek wall and base units with integrated appliances, including two ovens and an American-style fridge freezer with water and ice dispenser. A modern induction hob, striking black sink and marble worktops with breakfast bar seating complete this high-spec space. The living area is light-filled and spacious, with a Juliet balcony and ample room for both seating and dining, creating a luxurious yet comfortable setting.

From the hallway are two generous double bedrooms, both offering excellent proportions and space for a range of furniture. The principal bedroom benefits from a stylish en suite with double shower, pedestal sink and WC, finished with modern fittings to create a boutique hotel feel. The house bathroom is equally well-appointed, featuring a bath with shower over, pedestal sink and WC, continuing the apartment's high-quality finish.

* Please note the second bedroom has been dressed using AI for illustrative purposes.*



*AI Furnished