



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

Guide Price £285,000

  
**BISHOPS**  
PERSONAL AGENTS

Are you looking for an apartment, central to York with a contemporary twist 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, 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 private entrance. Once inside the entrance hallway, we find a handy cloakroom to the left and then to the right the fabulous open plan living space with bay windows and a wall mounted tv. Onward into the kitchen dining area, with ample space for a table and chairs and the contemporary white kitchen, featuring a central island and a full range of built-in appliances. This flexible space is perfect for those who like entertaining and dinner parties. The property continues to a principal double bedroom and a further snug, just right as a dressing room, or a study for those working from home. An inner lobby with built in storage and a bathroom completes this apartment. This property also boasts an allocated parking space, directly in front 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.**



### Private Entrance Hall

Entrance door and window to front aspect. Cupboard with a wall mounted boiler\*. Doors leading to...

### Cloakroom

4' 7" x 3' 5" (1.40m x 1.04m)

Wash hand basin with mixer taps, low level wc, extractor fan\*, down lighting and radiator\*.

### Living Room

23' 4" x 14' 4" (7.11m x 4.37m) Into bay

Double glazed bay windows and French doors to the front aspect, wall mounted tv point\*, telephone point\*, down lighting and radiators\*. Doors and opening leading to...

### Kitchen/Breakfast Room

17' 7" x 15' 9" (5.36m x 4.80m)

Fitted with an attractive modern range of white base and wall mounted units with matching preparation surfaces over, steel sink and drainer with mixer taps. Integral appliances include- Electric oven\*, gas x 5 hobs\* with extractor hood\* over, refrigerator\* and freezer\*, dishwasher\* and washing machine\*. Under unit lighting, central island with breakfast bar, down lighting and radiator\*. Door reading to...



### Bedroom

15' 2" x 12' 0" (4.62m x 3.65m) Into bay

Double glazed bay windows and French doors to front aspect, tv point\*, down lighting and radiator\*.

### Snug/Study/Dressing Room

13' 0" x 9' 0" (3.96m x 2.74m)

Down lighting and radiator\*.

### Lobby

4' 9" x 4' 7" (1.45m x 1.40m)

Storage cupboards. Doors leading to...

### Bathroom

10' 0" x 4' 10" (3.05m x 1.47m)

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

To the front of the apartment is an allocated parking space. To the rear of the development through secure electric gates, a door opens into a fabulously maintained communal gardens and walkways, perfect for relaxing throughout the year.

### 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: Virgin Media.

Broadband speed: Standard Speed.

Water supplier: Yorkshire Water.

Gas supplier: Ovo.

Electricity supplier: Ovo.



Find an energy certificate (/)

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# Energy performance certificate (EPC)

1 Ambassador Court The Mount YORK YO24 1DU	Energy rating <b>C</b>	Valid until: <b>3 February 2036</b>
		Certificate number:  <b>0350-2837-4520-2706-6875</b>

**Property type**

Ground-floor flat

**Total floor area**

98 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 \(https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance\)](https://www.gov.uk/guidance/domestic-private-rented-property-minimum-energy-efficiency-standard-landlord-guidance).

## Energy rating and score

This property's energy rating is C. It has the potential to be B.

[See how to improve this property's energy efficiency.](#)

<https://find-energy-certificate.service.gov.uk/energy-certificate/0350-2837-4520-2706-6875>

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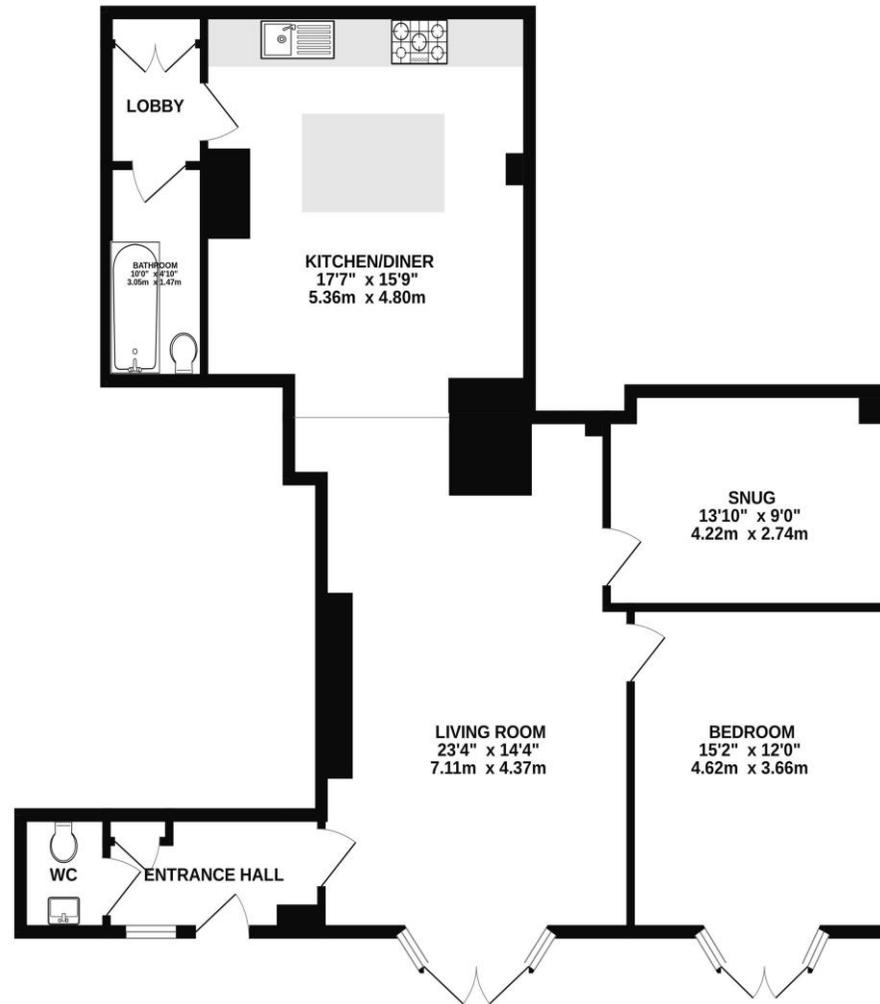
**Bishops Personal Agents**

Tel: D: 01904 375376 M: 07497393391

13 Grayshon Drive York North Yorkshire YO26 5RG  
paul.atkinson@bishospa.com  
www.bishospa.com

  
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GROUND FLOOR  
999 sq.ft. (92.8 sq.m.) approx.



TOTAL FLOOR AREA : 999 sq.ft. (92.8 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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**DISCLAIMER**

These particulars are intended to give a fair and reliable description of the property but no responsibility for any inaccuracy or error can be accepted and do not constitute an offer or contract. We have not tested any services or appliances\* (including central heating if fitted) referred to in these particulars and the purchasers are advised to satisfy themselves as to the working order and condition. If a property is unoccupied at any time there may be reconnection charges for any switched off/disconnected or drained services or appliances – All measurements are approximate. Bishops Personal Agents recommends certain products and services to buyers including conveyancing and mortgage advices. We may receive commission for such recommendations. To confirm what the referral fee amounts would be, please ask your Personal Agent direct. Please note that you are under no obligation to use any of these services or the recommended providers.