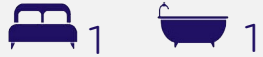






# Bootham , York YO30 7BN

£300,000



Ashtons Estate Agents are delighted to offer this charming one bedroom, first floor apartment to the market. Positioned adjacent to Bootham Bar, the property is set in the heart of York's historic city centre, boasting stunning views of the City Walls, Exhibition Square, and Kings Manor. To the rear, a hidden balcony offers rare and breathtaking views of York Minster. Ideally located close to local amenities, shops, galleries, highly regarded restaurants, and popular coffee spots, the apartment also benefits from easy access to the train station, river walks, and the ring road.

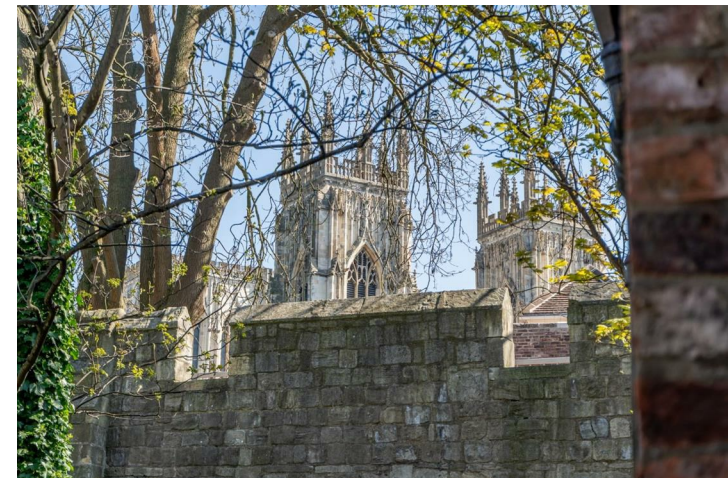
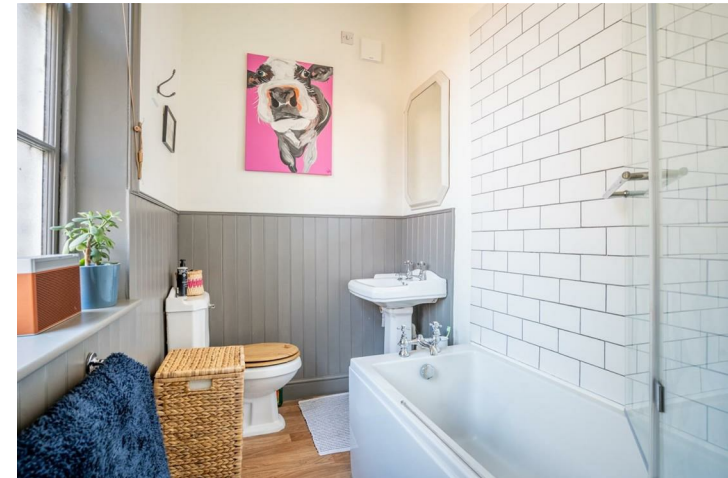
Lovingly maintained by its current owner, the apartment retains many original features. The light-filled living room enjoys large windows and captivating views, centred around a striking original marble fireplace. The dining kitchen provides ample storage with a range of units and worktops, space for a dining table, and a pantry.

The double bedroom, with high ceilings, is quietly positioned to the rear, while the heritage-style bathroom includes a shower over the bath and complements the character of the home. The private rear terrace is perfect for morning coffee or alfresco dining, with stunny views and historic backdrop.

Occupying an elevated position within this historic building, the apartment is offered with no forward chain. An early viewing is highly recommended as homes of this calibre and location are rarely available.

Leasehold, Length of lease-179 years remaining  
Ground rent- £25 per annum, Ground rent review period- Fixed  
Service charge- £400 per annum,

Council Tax Band- B







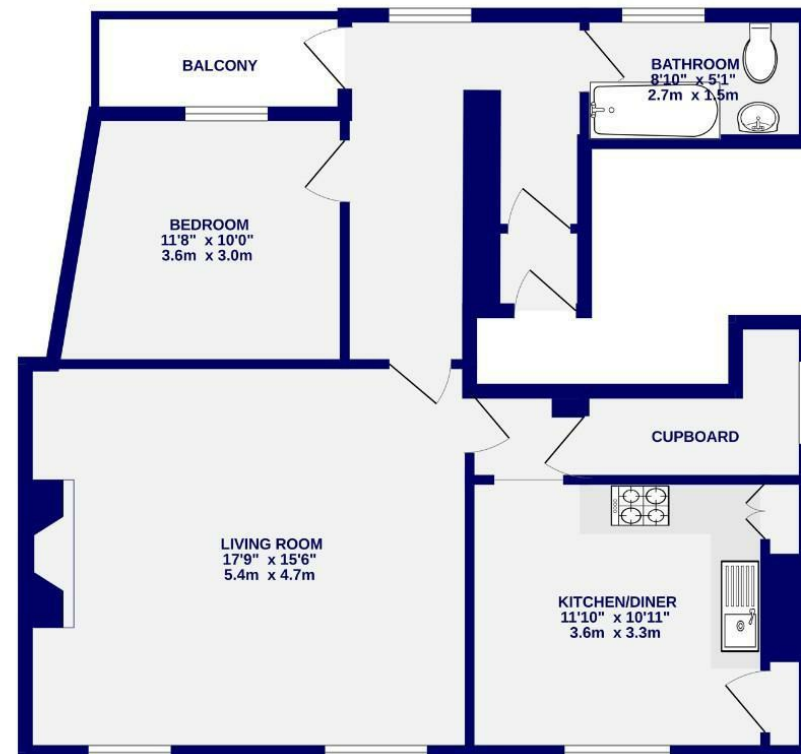
# Bootham , York YO30 7BN

Leasehold  
Council Tax Band - B

- Stunning City Centre Apartment
- A Wealth of Period Charm
- Spacious Living Room
- Fabulous City Views
- Kitchen Diner
- High Ceilings
- Private Outdoor Terrace
- Minster Views
- No Forward Chain
- EPC D

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.

1ST FLOOR  
725 sq.ft. (67.3 sq.m.) approx.



TOTAL FLOOR AREA: 725 sq.ft. (67.3 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garage/porches will form part of the overall floor area 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.  
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