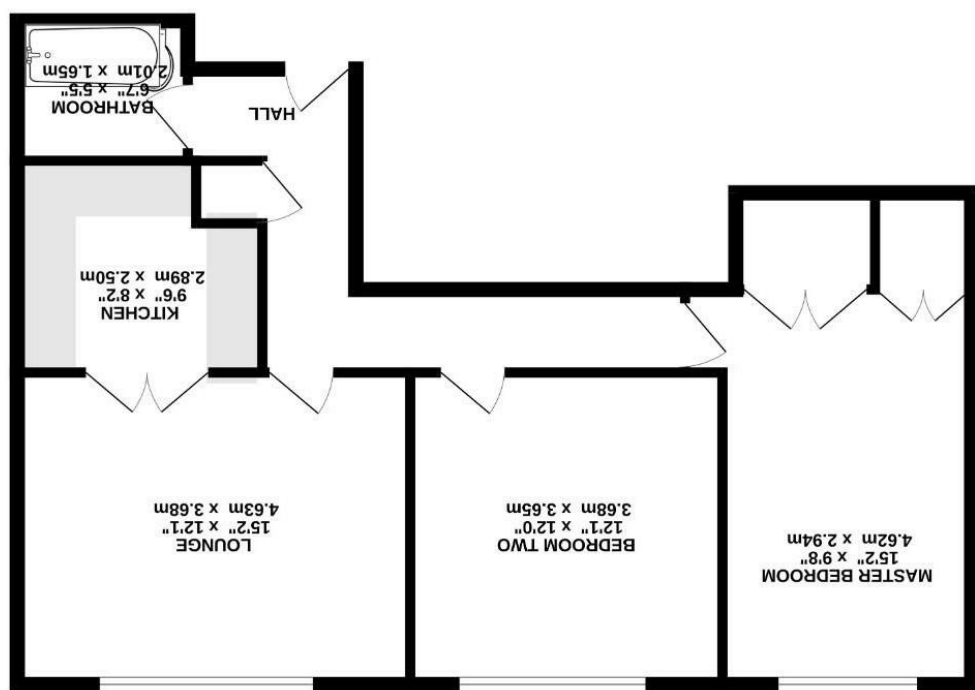


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, 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.

- Perfect First Time Buy or Investment
- Vacant Possession
- City Location
- Secure Covered Parking
- Separate Kitchen
- Large Lounge
- Two DOUBLE Bedrooms
- Fourth Floor Riverside Apartment

Leasehold
Council Tax Band - E

Rowntree Wharf, Navigation Road, YO1-9XA



GROUND FLOOR
722 sq.ft. (67.1 sq.m.) approx.

TOTAL FLOOR AREA: 722 sq.ft. (67.1 sq.m.) approx.
What every agent has been made to ensure the accuracy of the floorplan contained here. Measurements of rooms, windows, doors etc. are given as approximate and no responsibility is taken for any omission or mis-statement. The plan is for illustrative purposes only and should be used as such by the prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee is to be given for the operation of any of them.
Date: 11th May 2022



Rowntree Wharf
Navigation Road, York
YO1 9XA

£190,000



This wonderful two bedroom apartment is located in an enviable riverside position in the heart of York city centre.

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.

Set on the FOURTH floor, with lift access, the accommodation briefly comprises; entrance hallway, generous reception room with ample room for living and dining areas with a separate fitted kitchen.

There are two DOUBLE bedrooms (one with built-in wardrobes), and a three piece bathroom suite.

The property also benefits from allocated, secure parking; a rare find in such a position. In our opinion, the property offers good value for money compared to nearby developments and as such, early viewing is recommended.

Offered with no onward chain.

Leasehold
Length of lease - 91 years remaining
Ground rent £1 p.a
Ground rent review period - annually
Service charge £4,265.56 p.a
Service charge review period - annually
Council Tax Band E

