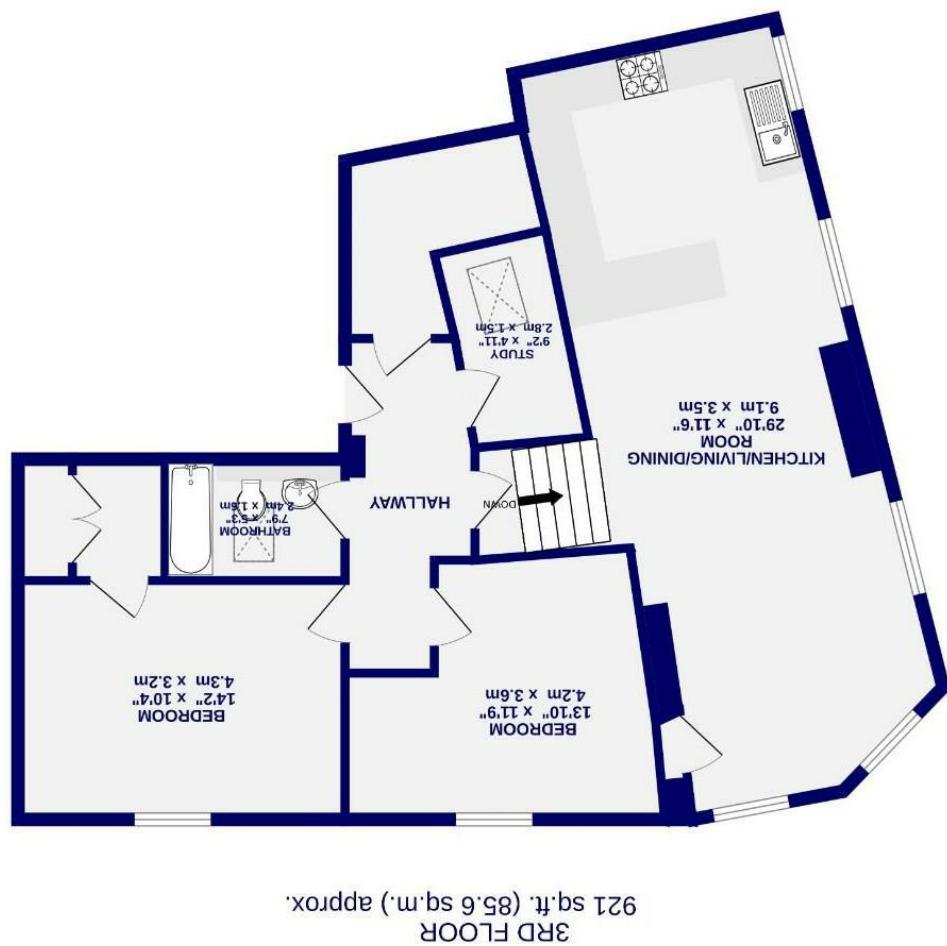


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as statements of fact; if there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement 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 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.

Area: 921 sq ft (85.6 sq m) approx.
TOTAL FLOOR AREA: 921 sq ft (85.6 sq m) approx.
Buildings and structures shown are not to scale. Any measurements or areas given are approximate and should not be relied upon as statements of fact.
These particulars are intended to give a general outline only and should not be relied upon as statements of fact. The vendor, lessor or seller does not warrant or represent that these particulars are correct and any intending purchaser or lessee must satisfy himself/herself as to the correctness of each of the statements contained in these particulars.



Church Street, Kings Square, York YO1 8BE
Leasehold
Council Tax Band - D
Top Floor Apartment
Period Features
City Central Location
Popular Holiday Let
Two/Three Bedrooms
Wonderful Minister View
EPC D



Church Street
Kings Square, York
YO1 8BE

£400,000

 2  1

A superb top floor apartment forming part of an exclusive conversion of just four homes within this Grade II listed Georgian building, dating back to the 1830s. Overlooking the ever popular Kings Square and just moments from the historic Shambles, the apartment enjoys a truly exceptional city centre position.

Currently used as a second home and successful short term let managed by Stays York, the property offers both a wonderful private retreat and an attractive investment opportunity.

Accessed via a shared entrance from Church Street, the development benefits from well presented communal areas leading up to the apartment on the top floor. Internally, a private entrance hall provides access to a useful study area and a large storage cupboard.

The main living space is an impressive open plan lounge, kitchen and dining room, filled with natural light from multiple windows and enjoying fabulous views across the city towards the Minster. The kitchen is fitted with a range of stylish units with wood worktops, tiled splashbacks and integrated appliances including an electric hob, oven, fridge freezer and slimline dishwasher. The lounge area is centred around a charming cast iron stove, adding warmth and character to the room.

The master bedroom overlooks Kings Square and benefits from a walk in wardrobe. There is also a second double bedroom and a stylish bathroom fitted with a modern suite.

The apartment retains attractive period features including sash windows and benefits from electric underfloor heating throughout.

A rare opportunity to acquire a beautifully positioned and characterful apartment in the very heart of York, ideal as a second home, holiday let or city centre residence.

Leasehold
Length of lease- 289 years remaining
Ground rent - £300 per annum
Service Charge- £4,534.17 per annum

Council Tax Band- D

