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3RD FLOOR  
921 sq.ft. (85.6 sq.m.) approx.



- EPC D
- Wonderful Minster View
- Two/Three Bedrooms
- Popular Holiday Let
- City Central Location
- Period Features
- Top Floor Apartment

Leasehold  
Council Tax Band - D

# Church Street Kings Square, York YO1 8BE



Church Street  
Kings Square, York  
YO1 8BE

£400,000



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

