



Joseph Terry Grove York YO23 1FP

£350,000



Situated within the highly sought-after Chocolate Works development, just moments from York Racecourse, the Knavesmire and the ever-popular Bishopthorpe Road, is this beautifully presented penthouse apartment offering stylish and contemporary accommodation throughout. Surrounded by a wonderful range of independent cafés, eateries, shops and local amenities, this property also enjoys stunning elevated views from its private balcony.

Accessed via a secure communal entrance with lift access, the apartment opens into a welcoming entrance hall leading through to the impressive open-plan living kitchen diner, which truly forms the heart of the home. Flooded with natural light through large glazed doors opening onto the balcony, this generous space offers ample room for both living and dining areas whilst perfectly framing the far-reaching outlook across the racecourse.

The contemporary kitchen is fitted with a range of sleek wall and base units complemented by quartz worktops, integrated appliances and an induction hob.

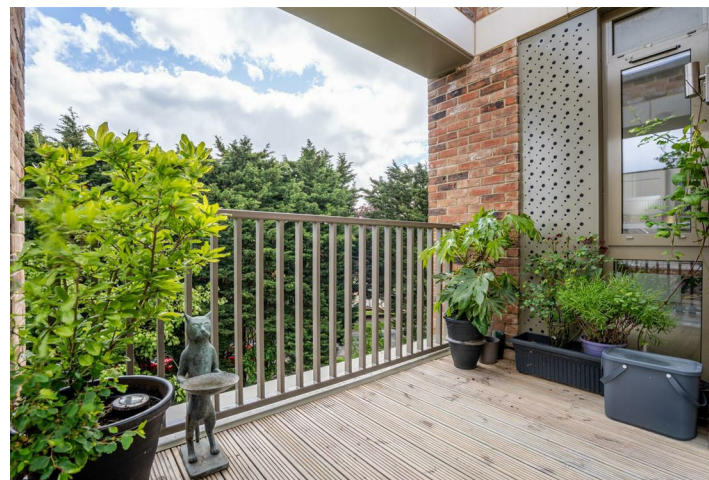
The property offers two well-proportioned double bedrooms, with the principal bedroom benefitting from a modern ensuite shower room, whilst a stylish house bathroom, which has been upgraded to include full height tiling and a glass bath screen, completes the internal accommodation.

Externally, the property also benefits from an allocated parking space and access to a secure cycle store.

Offered with no onward chain, this exceptional apartment could make a wonderful home for a range of buyers and early viewing is highly recommended.

Leasehold
Length of lease- 993 years remaining
Ground rent - £250 per annum
Service Charge- £1,998.06 per annum

Council Tax Band- E





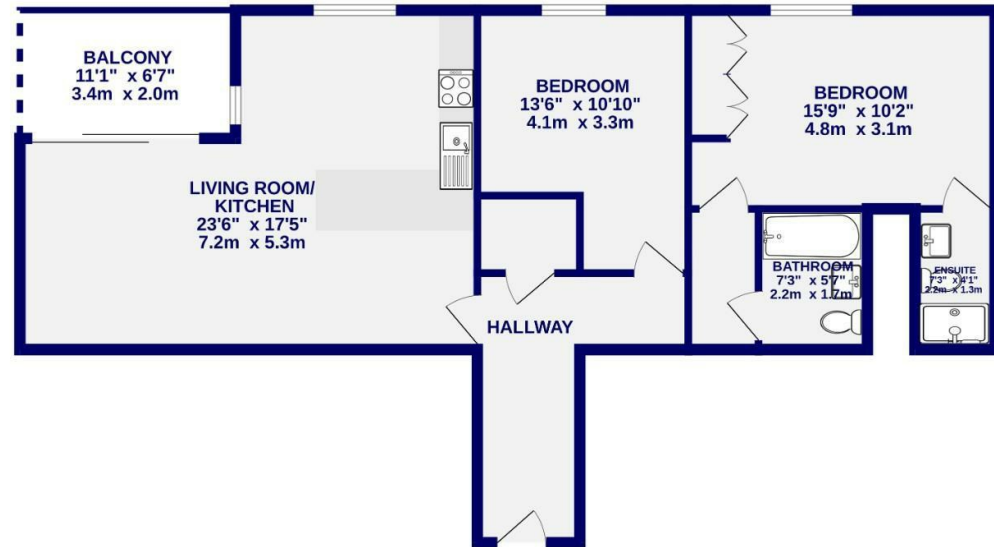
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Leasehold
Council Tax Band - E

- Generous Apartment
- Two Double Bedrooms
- Two Bathrooms
- Popular Residential Development
- Range Of Amenities Nearby
- Allocated Parking
- No Onward Chain
- EPC B

3RD FLOOR
851 sq.ft. (79.1 sq.m.) approx.



TOTAL FLOOR AREA : 851 sq.ft. (79.1 sq.m.) approx.

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