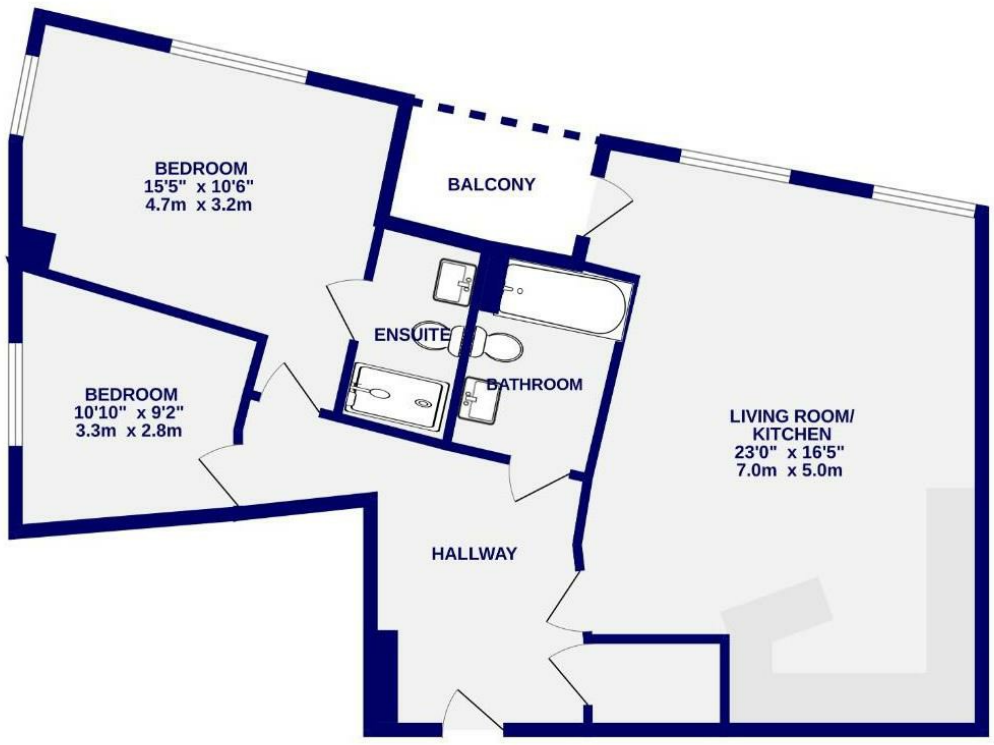
Merchant Gate
City Centre, York
YO1 9TU

Leasehold
Council Tax Band - E

- Apartment
- Second Floor
- Two Double Bedrooms
- Two Bathrooms
- City Central
- Balcony
- No Onward Chain
- EPC C

2ND FLOOR
810 sq.ft. (75.2 sq.m.) approx.



TOTAL FLOOR AREA : 810 sq.ft. (75.2 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/stores 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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£300,000

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A superb two bedroom second floor apartment, placed within the sought after Merchant's Place development in the heart of York city centre.

Set alongside the River Foss and positioned within the historic city walls, the property offers bright and spacious accommodation with a contemporary feel throughout. The apartment opens to a generous entrance hallway leading through to an impressive open plan living, dining and kitchen area. This excellent space is ideal for modern city living and entertaining, with a well equipped kitchen, breakfast bar, seating area and access to a private balcony.

There are two well proportioned bedrooms, with the principal bedroom enjoying an en suite shower room and dual aspect city views. A separate bathroom serves the second bedroom and completes the accommodation.

Merchant's Place is entered via electric gates and benefits from an attractive communal patio area, bicycle storage and in house recycling facilities. The property is certain to appeal to both private buyers and investors looking for a well placed city centre apartment.

Merchant's Place enjoys a prime position close to the independent shops, bars and cafés of Fossgate and Walmgate, with Spark, supermarkets, restaurants, theatres and the wider amenities of York city centre all close by. York railway station offers regular services to major cities including Leeds, Manchester, Edinburgh and London King's Cross.

Leasehold
Length of lease- 238 years remaining
Ground rent - £451 per annum
Service Charge- £2,600.23 per annum

Council Tax Band- E