


Ashtons

Walmgate, City Central, York, YO1 9TB

# Walmgate
# City Central, York
# YO1 9TB

## £275,000

2 1

Tucked away through an archway off Walmgate, this beautifully presented ground floor apartment enjoys a quiet courtyard setting in the heart of York. Independent cafés, restaurants and shops are moments away, with the city's historic landmarks all within easy reach.

Part of the Malt Shovel Court development, the apartment has been thoughtfully converted, combining the character of a period building with a contemporary interior. A private entrance opens into a welcoming open living/dining/kitchen. The kitchen featuring light cream handleless units and integrated appliances. Completing the apartment are two well proportioned double bedrooms and a contemporary shower room.

The apartment will appeal to buyers looking for a city central home as well as investors. The lease is understood to permit holiday and short term letting, offering flexibility in how the property is used.

Some rooms are shown beside AI staged versions. Furnishings are illustrative, may not be to scale and are not included in the sale. AI may alter other details, so please refer to the original photo.

Lease Information
Lease Term 999 Years
Ground Rent £0 For The Duration Of The Lease
Service Charge £1477.86 Approximately Per Annum

















*AI Furnished



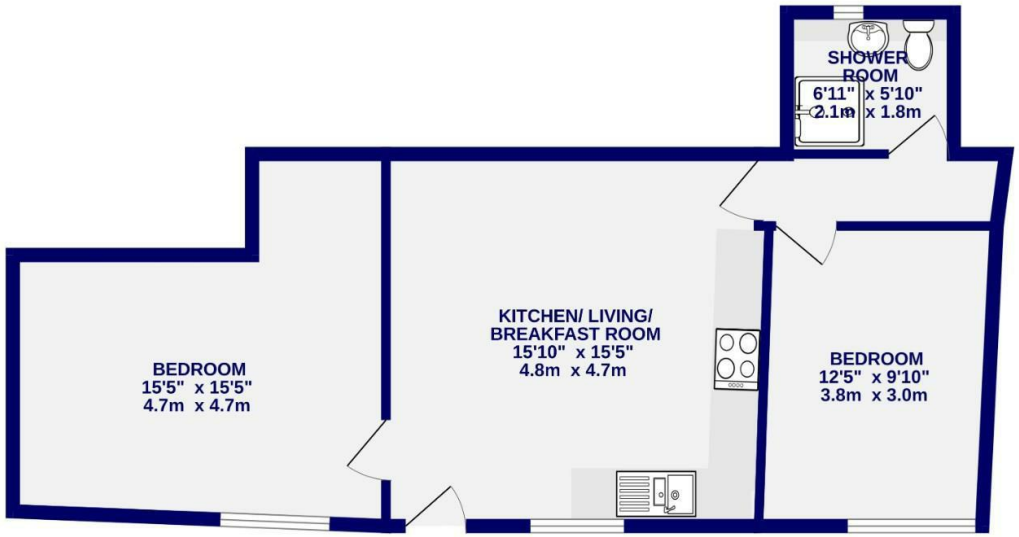



# Walmgate
# City Central, York
# YO1 9TB

## Leasehold
## Council Tax Band - C

- Recently Converted Two Bedroom Apartment
- City Central Location
- Lease Allows Short Term Letting
- Two Double Bedrooms
- New Kitchen and Bathroom
- Quiet Courtyard Setting Just Off Walmgate With Private Entrance
- EPC D

GROUND FLOOR
619 sq.ft. (57.5 sq.m.) approx.




TOTAL FLOOR AREA : 619 sq.ft. (57.5 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.
Made with Metropix ©2025

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. Please note that some images may have been edited with the use of AI. We are legally required to carry out AML checks for all purchasers, sellers and giftors, which become mandatory once an offer has been accepted. There is a non-refundable fee of £30 + VAT per purchaser and per giftor for these checks.

Ashtons

T: 01904 659222 E: york@ashtonsnet.com www.ashtonsnet.com 1 Bootham, York, North Yorkshire, YO30 7BN