Ashtons

Walmgate, City Centre, York, YO1 9TJ

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City Centre, York
YO1 9TJ

£230,000

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Located within the heart of York city centre, this beautifully presented ground floor apartment forms part of the exclusive Malt Shovel Court development, quietly tucked away through an archway just off the vibrant Walmgate. Offering a peaceful setting moments from York's historic landmarks, independent cafes, restaurants and shops, the property is ideally suited to both owner occupiers and investors alike.

The apartment has been thoughtfully converted and finished to a high standard throughout, blending contemporary styling with the charm and character expected from a period building.

The accommodation briefly comprises a private entrance leading into an open plan living dining and a seperate kitchen space, designed for modern city living. The kitchen features stylish handleless light cream units, integrated appliances and complementary finishes throughout, creating a bright and practical living environment.

The property further benefits from a well proportioned double bedroom and a contemporary shower room finished with modern fittings.

Malt Shovel Court is an attractive and quiet cul de sac setting, rarely found within such a central location, making this a particularly appealing opportunity for those looking for convenient city living.

Unusually for a city centre apartment, the lease allows for holiday and short term letting with no restrictions, presenting a rare and highly flexible investment opportunity with strong income potential.

A selection of rooms have been dressed using AI for illustrative purposes.

Lease Information
Lease Length 999 years
Ground Rent £0 for the life of the lease
Service Charge £1,212.85 per annum

*AI Furnish

*Ai Furnished

F.R.STUBBS
IRONMONGER
RESTRICTED

Walmgate
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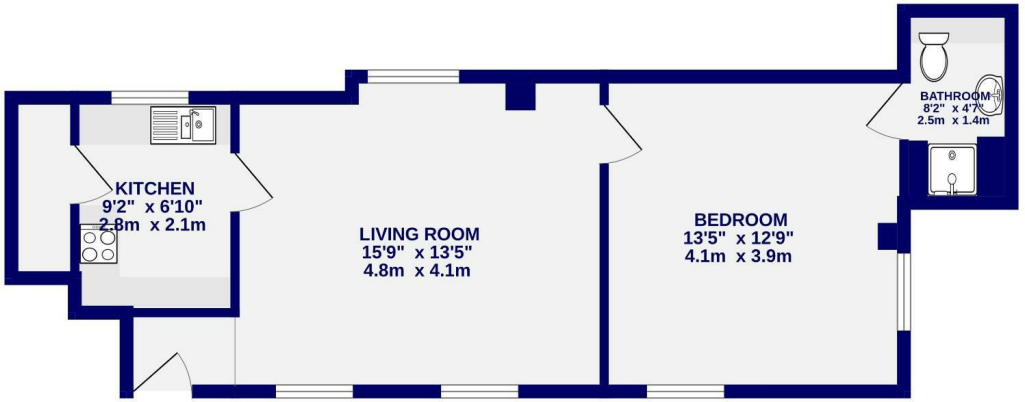
YO1 9TJ

Leasehold
Council Tax Band -

- Ground Floor Apartment
- Newly Renovated
- Open Plan Living Dining Room
- New Fitted Kitchen and Bathroom
- In a Private Courtyard Off Walmgate
- Lease Allows Holiday Lets
- EPC TBC

GROUND FLOOR
508 sq.ft. (47.2 sq.m.) approx.



TOTAL FLOOR AREA : 508 sq.ft. (47.2 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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