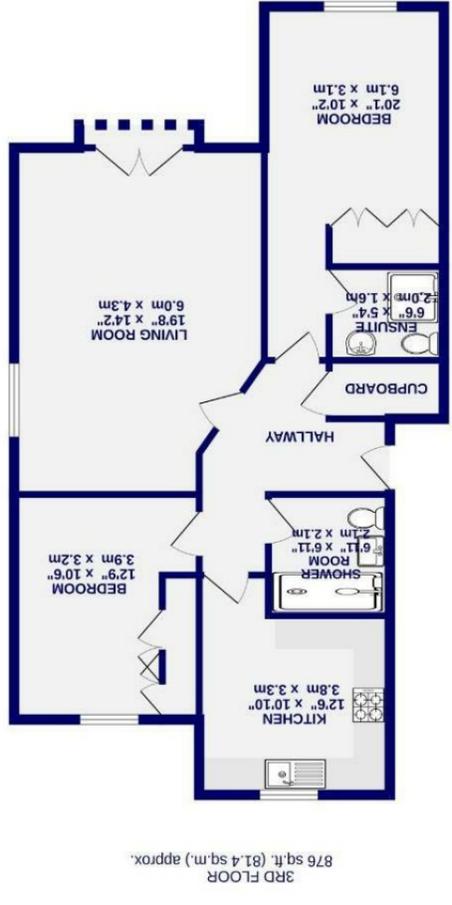


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, 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 statements contained in these particulars 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 areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. 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.

3RD FLOOR AREA - 876 sq. ft. (81.4 sq.m.) approx.  
 TOTAL FLOOR AREA - 876 sq. ft. (81.4 sq.m.) approx.  
 Measurements are given in feet and inches 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 areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. 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.



- EPC - C
  - Allocated Parking
  - Popular Development
  - Ideally Placed For CC & Train Station
  - Overlooks Communal Ground
  - Shower Room & Ensuite
  - Two Double Bedrooms
  - Second Floor Apartment
- Leasehold  
 Council Tax Band - E

# St. Chads Wharf , York YO23 1LX



# St. Chads Wharf

, York

YO23 1LX

£375,000



Located in the popular residential development of St Chads Wharf, just off Bishopthorpe Road with wonderful communal grounds and views overlooking the River Ouse, this property should not be missed. Situated on the top floor as one of the loft apartments, this home offers two bedrooms and ample storage. St Chads Wharf is ideally located for a range of buyers, with York Knavesmire nearby, the varied amenities of Bishopthorpe Road, and easy access to York city centre.

Internally, the property briefly comprises an entrance hall leading to a spacious reception room with a Juliette balcony overlooking the River Ouse. Windows on multiple aspects make this a bright and airy space, accommodating a range of furniture. At the front of the property is a fitted kitchen with integrated appliances and generous storage. The rest of the property includes two double bedrooms, an updated shower room, and an ensuite off the master bedroom.

Externally, residents can enjoy the lovely communal gardens and patio space. Additionally, there is a communal cycle shed, visitor parking, and a private parking space. A private gate leads to the riverside path connecting to the Millennium Bridge, Rowntree Park, and the city centre.

Leasehold  
Length of lease- 992 years remaining  
Ground rent £0  
Service charge £1,879.08 per annum

Council Tax Band - E

