

Ryedale House, 58 - 60, Piccadilly
York
YO1 9NX

Leasehold
Council Tax Band - E

- Fifth Floor Apartment
- Two Bedrooms & Two Bathrooms
- Balcony and Juliet Balcony
- Clifford's Tower View
- Allowed Holiday Let In Lease *
- Luxury Condition
- EPC B



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£500,000



A luxury two bed apartment within the city walls, with a balcony overlooking Clifford's Tower.

Ryedale House is a newly converted development of residential apartments arranged over seven floors, with the advantage of secure undercroft residents parking space and a grand entrance foyer with concierge service.

Situated on the fifth floor, this two double bedroom apartment with two bathrooms is ideal for either city central living or as a holiday home.

The distinctive building is much larger than similar developments standing tall and contrasting brilliantly with the stone-built heritage buildings which lie on the opposite bank of the river. For residents' convenience and peace of mind, the development also includes generous private storage lockers on each floor, bike storage, refuse chute, a sprinkler system and lifts to all floors, as well as staircase access.

Communal Reception with Concierge -- Large Open Plan Living/Dining Kitchen -- Panoramic Views -- A Third Floor Two Bedroom Apartment -- Two Ensuite Bathroom -- Private Storage Locker -- New Ventilation--Underfloor Heating -- Lifts Access to all floors -- Car Parking Spaces Available

Leasehold
Lease Length 999 Years from 1st January 2020
Ground Rent £250 PA - Fixed
Service Charge £2419.00 PA- Paid Quarterly
Reserve Fund: £248.00- Paid Quarterly
Council Tax Band E

*Holiday letting is managed with a side letter from the management company

