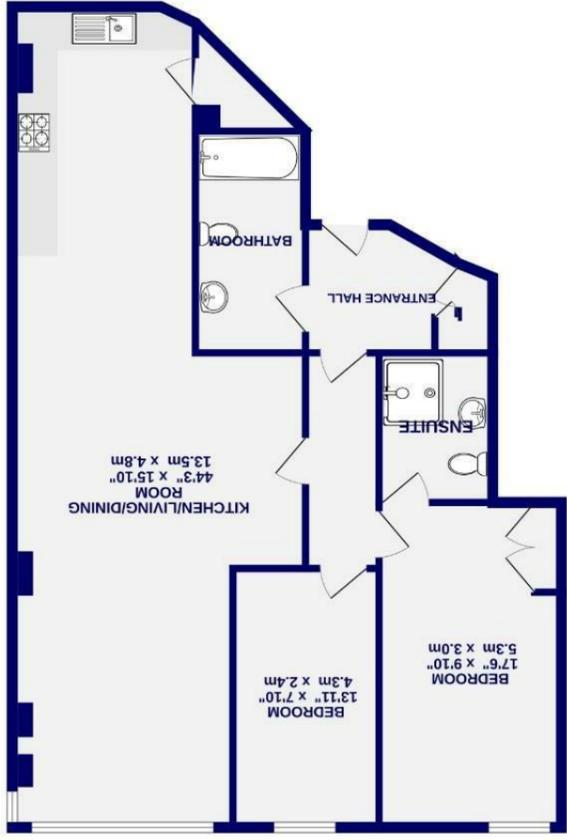


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, 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.

3RD FLOOR
1066 sq. ft. (99.0 sq.m.) approx.

TOTAL FLOOR AREA: 1066 sq. ft. (99.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other areas and no responsibility is taken for any discrepancy or mis-statement. This plan is illustrative purposes only and should be used as a guide only. 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.



3RD FLOOR
1066 sq. ft. (99.0 sq.m.) approx.

- Apartment
- Third Floor
- Two Double Bedrooms
- Two Bathroom
- Over 1000 Sqft
- Private Secure Parking
- EPC B

Leasehold
Council Tax Band - D

Leeman Road
, York
YO26 4ZF



Leeman Road
, York
YO26 4ZF

£375,000



A superb apartment set within the highly regarded Westgate Apartments development, positioned alongside the River Ouse and just outside the historic city walls of York. Ideally placed for access to the railway station and city centre, the property offers contemporary living within walking distance of a wide range of amenities.

Extending to approximately 1066 square feet, the apartment offers spacious and well balanced accommodation throughout. The standout feature is the impressive open plan living, dining and kitchen space, a generous reception area with floor to ceiling windows enjoying views towards The Milner York and allowing natural light to flood the room throughout the day.

The kitchen area is well fitted with a range of modern units and integrated appliances, creating a practical yet sociable space ideal for both everyday living and entertaining.

There are two well proportioned double bedrooms, with the principal bedroom benefitting from an en suite shower room. A separate house bathroom serves the second bedroom and guests.

The development benefits from lift access and the added convenience of a weekday concierge service. This apartment also has an allocated parking space in the undercroft car park and access to a dedicated cycle store.

Westgate Apartments is one of the most desirable developments in this part of the city, offering riverside living while remaining within easy walking distance of York train station, the city walls and the extensive range of shops, restaurants and cultural attractions that York has to offer.

Leasehold
Length of lease- 976 years remaining
Ground rent - £150 per annum
Service Charge- £3,884 per annum

Council Tax Band- D

