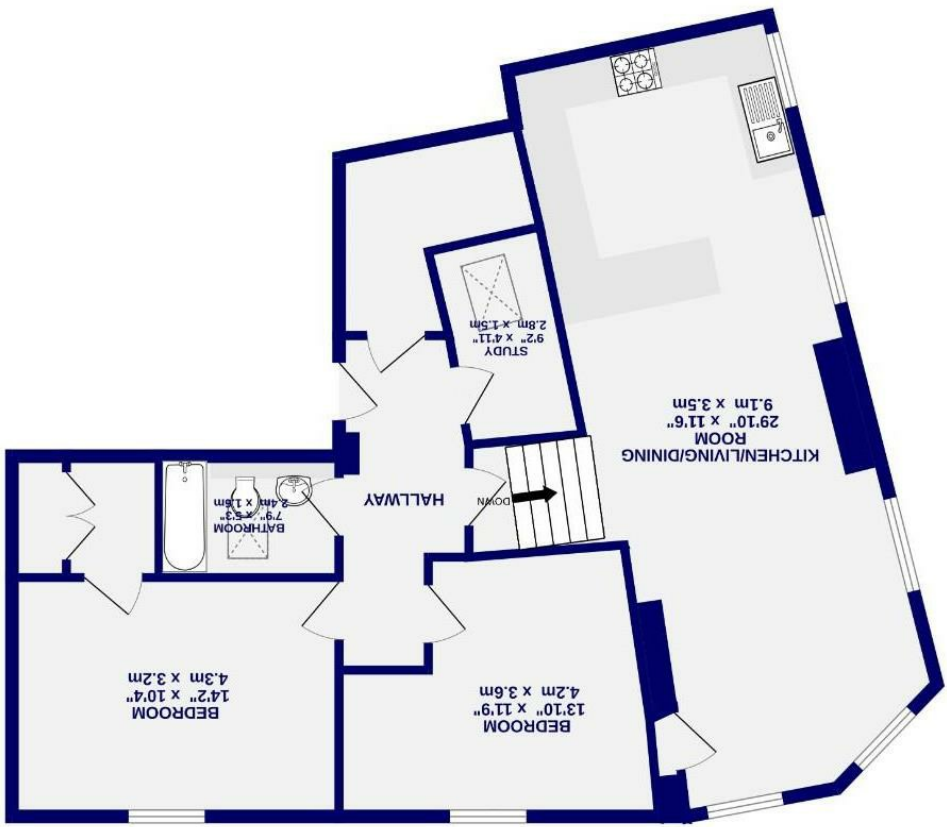


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, 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
921 sq.ft. (85.6 sq.m.) approx.



921 sq.ft. (85.6 sq.m.) approx.

Church Street Kings Square, York YO1 8BE

Leasehold
Council Tax Band - D

- Top Floor Apartment
- Period Features
- City Central Location
- Popular Holiday Let
- Two/Three Bedrooms
- Wonderful Minster View
- EPC D



Church Street
Kings Square, York
YO1 8BE

£400,000



A superb top floor apartment forming part of an exclusive conversion of just four homes within this Grade II listed Georgian building, dating back to the 1830s. Overlooking the ever popular Kings Square and just moments from the historic Shambles, the apartment enjoys a truly exceptional city centre position.

Currently used as a second home and successful short term let managed by Stays York, the property offers both a wonderful private retreat and an attractive investment opportunity.

Accessed via a shared entrance from Church Street, the development benefits from well presented communal areas leading up to the apartment on the top floor. Internally, a private entrance hall provides access to a useful study area and a large storage cupboard.

The main living space is an impressive open plan lounge, kitchen and dining room, filled with natural light from multiple windows and enjoying fabulous views across the city towards the Minster. The kitchen is fitted with a range of stylish units with wood worktops, tiled splashbacks and integrated appliances including an electric hob, oven, fridge freezer and slimline dishwasher. The lounge area is centred around a charming cast iron stove, adding warmth and character to the room.

The master bedroom overlooks Kings Square and benefits from a walk in wardrobe. There is also a second double bedroom and a stylish bathroom fitted with a modern suite.

The apartment retains attractive period features including sash windows and benefits from electric underfloor heating throughout.

A rare opportunity to acquire a beautifully positioned and characterful apartment in the very heart of York, ideal as a second home, holiday let or city centre residence.

Leasehold
Length of lease- 289 years remaining
Ground rent - £300 per annum
Service Charge- £4,534.17 per annum

Council Tax Band- D

