



Marygate Lane  
City Centre, York  
YO30 7BJ

£170,000



Tucked away in the highly regarded Marygate Lane area, just moments from Bootham and within easy reach of York city centre, this beautifully presented first floor apartment offers an excellent opportunity for those seeking a stylish and low maintenance home in a prime central location.

Recently refurbished throughout, the property has been thoughtfully updated to create a bright and contemporary living space ideal for city living, a pied à terre or an investment purchase.

Accessed via a communal entrance, the apartment is located on the first floor and opens into an entrance hall leading through to the main studio room. This well designed space incorporates fitted wardrobes and a fold up bed, allowing the room to function comfortably as both a living and sleeping area. The modern kitchen is fitted with sleek grey units and offers ample storage and preparation space, complementing the contemporary feel of the apartment.

Completing the accommodation is a stylish shower room finished with a modern suite.

Situated within this prestigious and quiet setting just off Bootham, the property enjoys immediate access to York's historic city centre, the railway station, and the many restaurants, cafes and amenities the city has to offer.

Offered with no onward chain, this superbly refurbished apartment is ready for immediate occupation and early viewing is highly recommended.

Leasehold  
Length of lease- 979 years remaining  
Ground rent - £0  
Ground rent review period- n/a  
Service Charge- £643.10

Council Tax Band- A





# Marygate Lane, City Centre, York YO30 7BJ

Leasehold  
Council Tax Band - A

- Period Studio Apartment
- 1st Floor
- Modern Kitchen
- Modern Fitted Bathroom
- No Onward Chain
- Ideal Investment
- EPC TBC

1ST FLOOR  
391 sq.ft. (36.3 sq.m.) approx.



TOTAL FLOOR AREA: 391 sq ft. (36.3 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 gauges/shores 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 is to their operability.  
Made with Metropix ©2006

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.