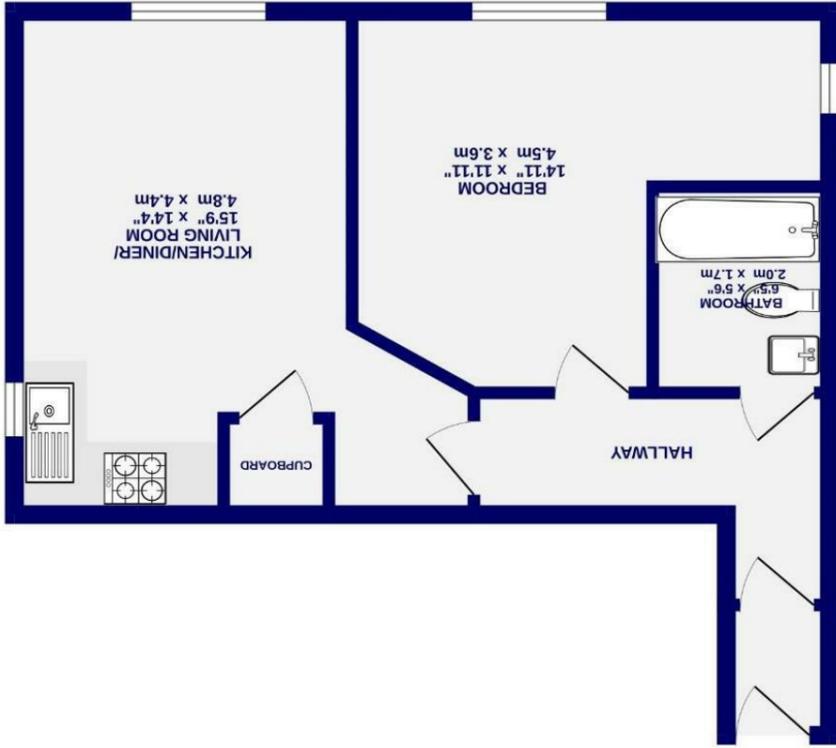


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services,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

- No Onward Chain
 - First Floor City Centre Apartment
 - Stunning Views Of City Walls & York Minster
 - Open-Plan Living Kitchen Space
 - Modern Fitted Kitchen With Appliances
 - Generous Double Bedroom
 - Exclusive Development Of Ten
 - Contemporary Three-Piece Bathroom
 - Secure Communal Entrance
 - EPC D
- Leasehold - Share of Freehold
Council Tax Band - C

St. Maurices Court , York YO31 7JS



1ST FLOOR
422 sq. ft. (39.2 sq.m.) approx.

TOTAL FLOOR AREA: 422 sq. ft. (39.2 sq.m.) approx.
While every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and other areas are approximate. It is advised that you should verify the measurements and area of the rooms and other areas and not rely on the floorplan for any purpose. The floor plan is for illustrative purposes only and should not be used for any purpose. The services, systems and appliances shown have not been tested and no guarantee as to their operation. Made with AutoCAD 2020



St. Maurices Court

, York
YO31 7JS

£210,000



Situated just off St Maurice's Road, moments from York's historic centre, this beautifully presented first-floor one-bedroom apartment enjoys exceptional views of the city walls and the iconic Minster. Forming part of an exclusive development of just ten apartments, the property offers immediate access to everything the city centre has to offer.

Offered with no onward chain and with the option to be sold fully furnished, this is a superb opportunity for those seeking a city base, investment or stylish home in a prime location.

Accessed via a secure communal entrance, the apartment opens into a spacious and welcoming hallway. To the front, the open plan living, dining and kitchen area is flooded with natural light and perfectly positioned to take in the impressive views of the Bar Walls and the Minster. The kitchen is neatly set back from the main living space and fitted with a range of modern wall and base units with integrated appliances, creating a practical yet sociable layout.

The accommodation includes a generous double bedroom with similar views to the living space. A contemporary three-piece bathroom finished in neutral tiling.

Externally, residents have access to a communal courtyard. While there is no allocated parking, annual permits are available for a nearby council car park just a short walk away.

A rare opportunity to acquire a well-presented apartment in one of York's most iconic settings.

Leasehold- Share of the Freehold
Length of lease- 979 years remaining
Ground rent - £0
Service Charge- £838.34 per annum

Council Tax Band- C



*Edited with AI