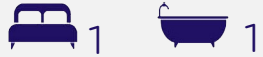




Walmgate City Centre, York YO1 9TJ

£210,000



A smart and well designed first floor apartment set in the heart of the city centre, just moments from the vibrant Walmgate high street and within easy walking distance of York's historic core.

Accessed via a shared landing, the property opens into a bright and well arranged open plan living dining kitchen. The space has been thoughtfully designed to maximise both light and practicality, featuring a modern wood effect kitchen with a range of fitted units and integrated appliances, creating a clean and contemporary finish.

A small set of integral steps leads up to an internal landing area, enhanced by a Velux window which draws in natural light. This space also benefits from a useful built in storage cupboard.

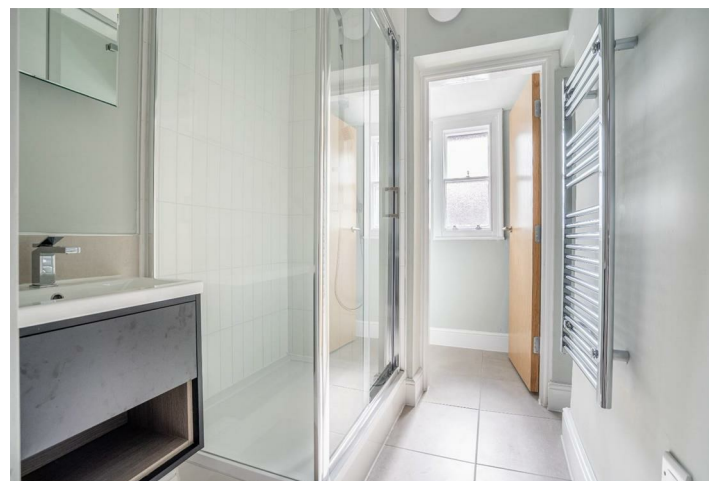
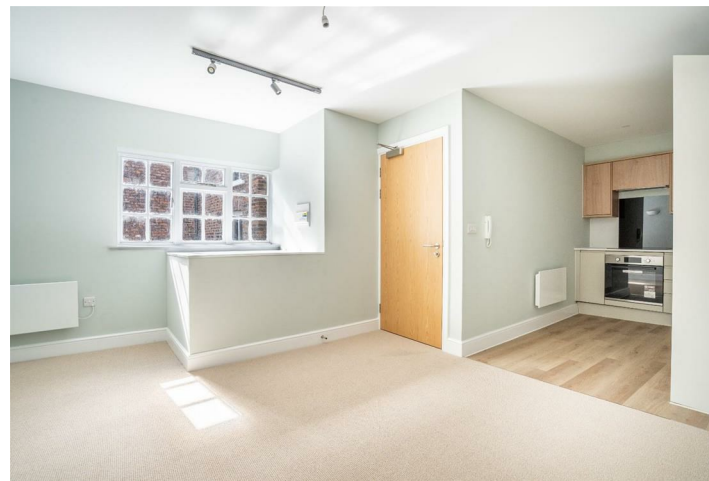
The bathroom is fitted with a modern suite including a walk in shower, offering a sleek and low maintenance space.

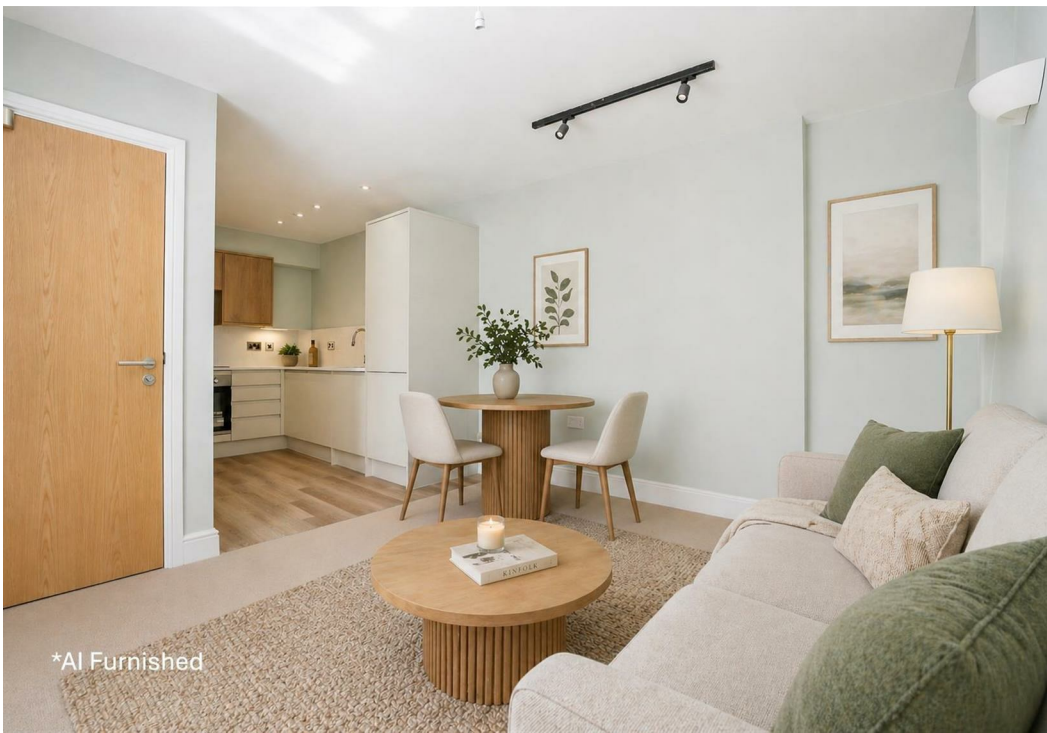
To the rear of the property is a generous double bedroom, enjoying elevated rooftop views and fitted storage, providing both comfort and practicality.

Leasehold details are particularly attractive, with a 999 year lease from new, no ground rent payable, and the added benefit of a lease that permits short term letting, making the property ideal not only as a city base but also as an investment opportunity.

A superb opportunity to acquire a low maintenance apartment in one of York's most sought after central locations, perfect for first time buyers, investors, or those seeking a city centre bolt hole.

Lease Length 999 Years
Ground rent £0
Lease permits short term letting
Service charge £1785.53



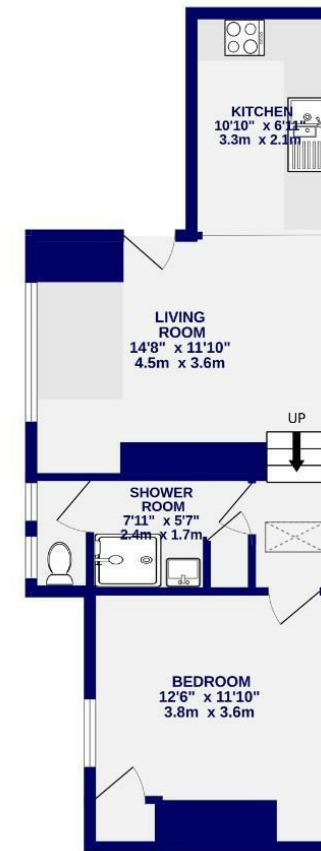


Walmgate City Centre, York YO1 9TJ

Leasehold
Council Tax Band - B

- 1st Floor Apartment
- Newly Converted
- One Double Bedrooms
- Lease Allows Short Term Letting
- 999 Year Lease
- City Central Location
- EPC D

1ST FLOOR
446 sq.ft. (41.4 sq.m.) approx.



TOTAL FLOOR AREA : 446 sq.ft. (41.4 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 garages/stones 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 as to their operability.
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