



Blake Street City Centre, York YO1 8QF

£425,000



Situated in one of York's most prestigious city centre locations, this substantial first floor apartment offers stylish and spacious living within the historic city walls. Located on Blake Street, just moments from York Minster, Stonegate and the Shambles, Stonegate Court provides a rare opportunity to enjoy city living in the very heart of York.

Accessed via either lift or staircase, the apartment opens onto an attractive communal terrace with elevated views towards York Minster. Extending to approximately 1,331 sq ft, the accommodation is both generous and beautifully presented throughout.

A private entrance hallway, flooded with natural light from dual aspect windows and a roof lantern, leads into the impressive living accommodation. The stunning open plan living space offers a distinctive New York loft style feel, featuring exposed brick walls, high ceilings and generous proportions that create a bright and sociable environment for both everyday living and entertaining. An open archway leads through to the well appointed kitchen, complete with a central island, Belfast sink, range cooker and a range of fitted units.

There are two generous double bedrooms, with the principal bedroom benefiting from fitted storage and an en suite shower room. A stylish house bathroom serves the second bedroom and features tiled flooring, an oval bath and rainfall shower.

Stonegate Court enjoys an unrivalled position within York city centre, with a wealth of shops, restaurants, cafés and cultural attractions on the doorstep. York Railway Station is also within easy walking distance, providing excellent connections to London, Leeds, Manchester and Edinburgh.

Leasehold

Length of Lease: 100 years remaining
Ground Rent: £600 per annum
Service Charge: £2,383.35 per annum

Council Tax Band: E

Please note that one of the bedroom images has been digitally dressed using AI for illustrative purposes only.



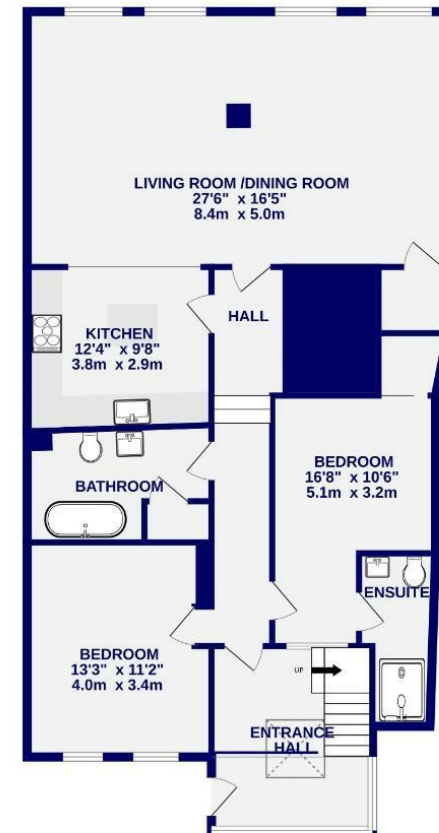


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Leasehold
Council Tax Band - E

- City Central Apartment
- Unique Raised Streetscape With Minster View
- Two Double Bedrooms
- Two Bathrooms
- No Onward Chain
- New York Style Living Space
- EPC C

FIRST FLOOR
1267 sq.ft. (117.7 sq.m.) approx.



TOTAL FLOOR AREA : 1267 sq.ft. (117.7 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 gaugerators 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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