



McQuades Court

City Centre, York

YO1 9UE

£6,250,000

 45  29

McQuades Court is a substantial freehold block of apartments, occupying a prime city centre position with a number of apartments enjoying balconies overlooking York's historic city walls. This is a rare opportunity to acquire a high quality, income producing residential investment within one of the UK's most resilient and supply constrained rental markets.

The building comprises 28 self contained apartments, arranged as 17 two bedroom apartments and 11 one bedroom apartments. The majority are let on assured shorthold tenancies and professionally managed by Ashtons Lettings, with three apartments operated successfully as holiday lets by Stays York, providing a blended and well diversified income stream.

The current gross income is approximately £389,940 per annum, with established management in place and a proven track record of consistent occupancy. The property is fully let and offers immediate income from completion.

Several apartments benefit from private balconies with attractive outlooks towards the city walls, an increasingly sought after feature for central York living. Externally, the development also includes seven allocated parking spaces, adding further value and appeal in this central location.

McQuades Court is ideally situated for the city centre, railway station and York's key employment, retail and leisure amenities, ensuring strong ongoing demand from both long term tenants and short stay visitors.

This freehold block represents a rare opportunity to acquire scale, income and long term capital growth in a prime York location, with future asset management potential.

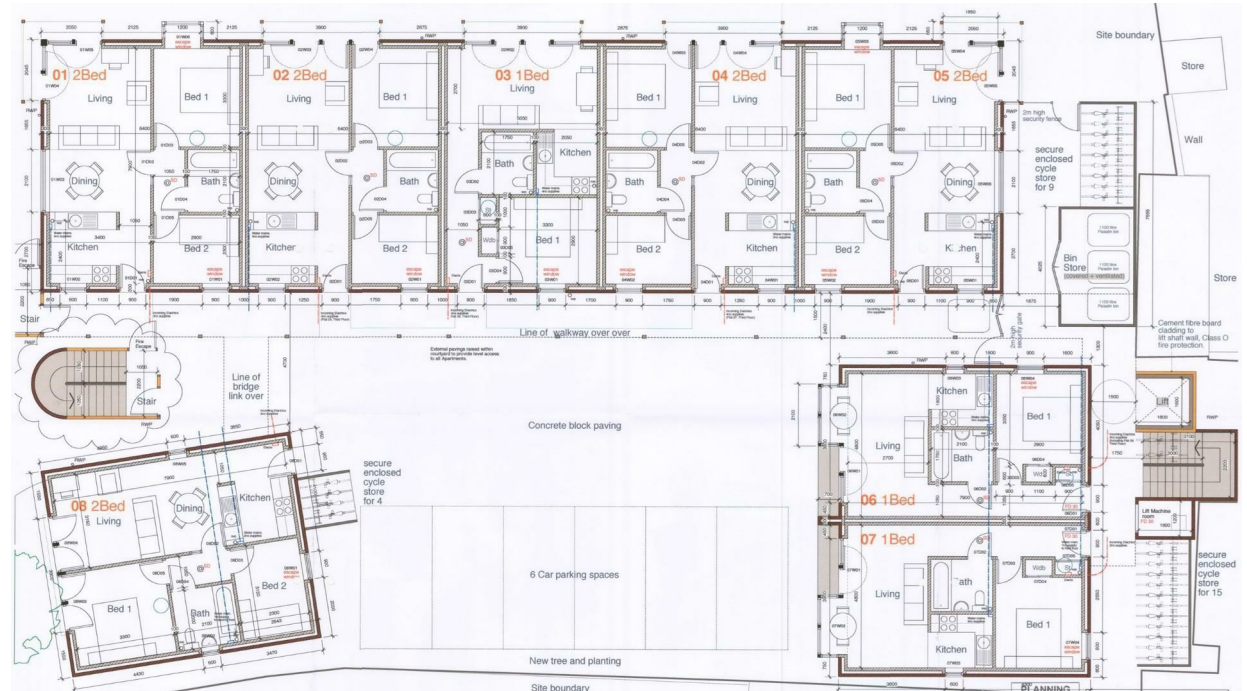
Further details, income schedules and viewing arrangements are available through Ashtons.



Mcquades Court City Centre, York YO1 9UE

Freehold
Council Tax Band -

- Freehold Block of Apartments
- Twenty Eight Self Contained Apartments
- Seventeen Two Bed Apartments
- Seven Parking Spaces
- Within York City Walls
- Walking Distance To York Minster,
University Of York and York St Johns
- EPC ALL C OR D



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.