



15 Woodsmill Quay Skeldergate, York YO1 6DX

A beautifully presented and refurbished ground floor apartment set within an historic riverside mill within the centre of York. The apartment features original features including wooden beams and boasts panoramic views across the river.

- **Impressive Ground Floor Apartment**
- **Kitchen with Integral Appliances**
- **Large L-Shaped Living/Dining Room**
- **Master Bedroom with En-Suite Shower Room**
- **Additional Double Bedroom**
- **House Shower Room**
- **Views Over River Ouse**
- **City Centre Location**
- **Holiday Lets Permitted**

Guide Price £235,000

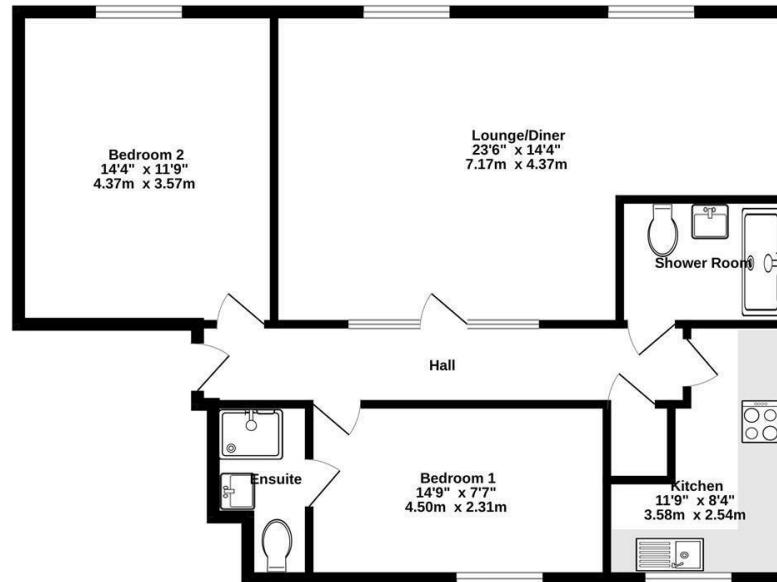
Tenure: Leasehold
Council Tax Band: E

Lease length: 101 years remaining.

Service Charge: £1681.59 (31st Dec 2022)
Reserve fund £1669.94

Ground Rent: £100 PA.

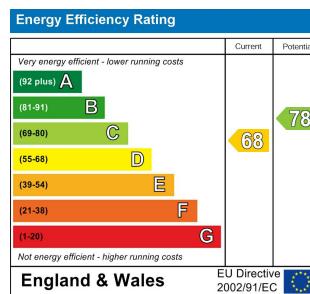
GROUND FLOOR
811 sq.ft. (75.3 sq.m.) approx.



TOTAL FLOOR AREA: 811 sq ft. (75.3 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplans contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or inaccuracy. This plan is for illustrative purposes only and should not be used as such by any prospective purchaser. The original symbols and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
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