



CLIFFORD STREET, YORK
£535,000

Carter Jonas

APARTMENT F, THE OLD FIRE STATION, YORK, YO1 9RD

One of just seven individually designed apartments in this exclusive city centre development, this stunning property offers significant bright living space which features a dramatic partial glazed roofline with views towards Clifford's Tower.

Located on the third floor of this landmark building this two-bedroom apartment enjoys over 1,100 square feet of luxury living space and includes 2 generous ensuite bedrooms, a stylish designer kitchen by House of Harrogate and a highly practical separate utility room. The free-flowing living space is bright and impressive and is further complimented by a generous entrance hall and beautifully tiled flooring.

A destination address, this superb apartment is ideally situated in the very heart of York. With everything York has to offer right outside your front door this truly is city living at its very best.

The apartment will suit a variety of buyers; large enough to make a comfortable full-time home, an ideal lock up and leave for those who travel, or a unique holiday let opportunity.

The apartment has been interior designed by the current owners who have also added fitted wardrobes in both bedrooms.

York offers excellent national and international connectivity; London and Edinburgh are served by an average of 40 trains daily and travel times between 1 hour 50 minutes to London King's Cross and just over 2 hours to Edinburgh.

Whilst embracing its history the city benefits from a thriving cafe culture with an array of artisan and well-known bars and restaurants, excellent shopping and diverse culture with several theatres, an impressive art gallery and a world class racecourse together with excellent schooling/educational facilities (including a Russell Group University) and world-renowned science park.

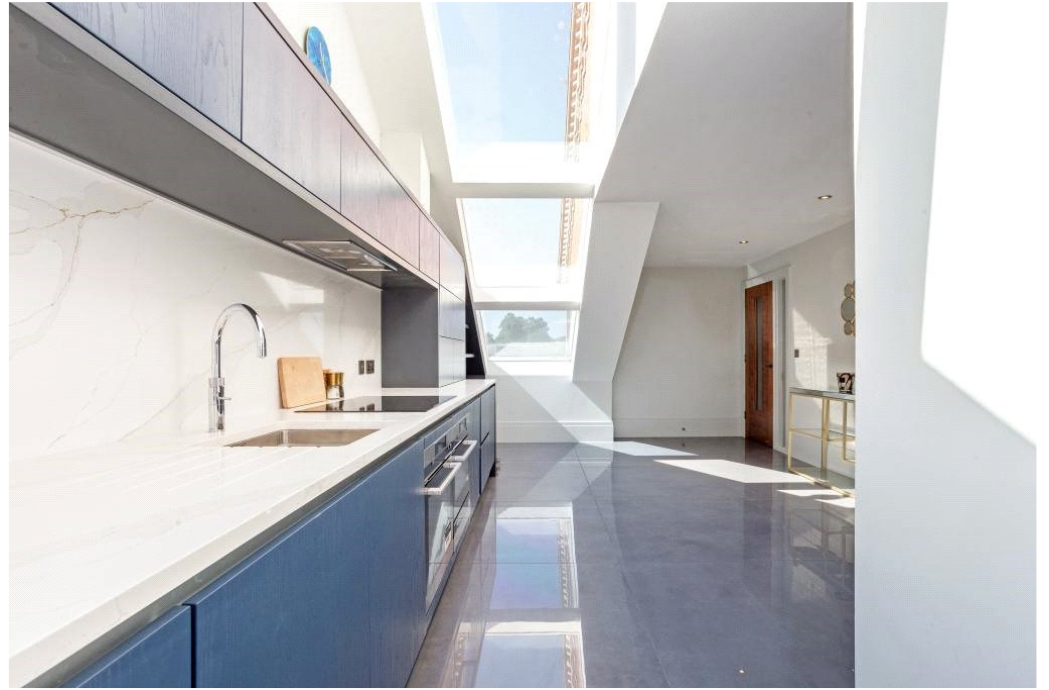
TENURE Leasehold

994 years remaining. Service charge - £2,200 p.a.

EPC BAND B

AN EXCEPTIONAL TWO BEDROOM APARTMENT SITUATED ON THE 3RD FLOOR OF THIS LANDMARK BUILDING WITH DRAMATIC GLAZED APEX ENJOYING VIEWS OF CLIFFORDS TOWER









Apartment F
2 Bedroom Apartment
Third Floor
109.2 m² (1175.4 ft²)



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92+) A		
(81-91) B	87	87
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales EU Directive 2002/91/EC		

York 01904 558200

york@carterjonas.co.uk
82 Micklegate, York, YO1 6LF

carterjonas.co.uk
Offices throughout the UK

IMPORTANT INFORMATION

These particulars are for general information purposes only and do not represent an offer of contract or part of one. Carter Jonas has made every attempt to ensure that the particulars and other information provided are as accurate as possible and are not intended to amount to advice on which you should rely as being factually accurate. You should not assume that the property has all necessary planning, building regulations or other consents and Carter Jonas have not tested any services, facilities or equipment. Any measurements and distances given are approximate only. Purchasers must satisfy themselves of all of the aforementioned by independent inspection or otherwise. Although we make reasonable efforts to update our information, neither Carter Jonas LLP nor anyone in its employment or acting on its behalf makes any representations warranties or guarantees, whether express or implied, in relation to the property, or that the content in these particulars is accurate, complete or up to date. Our images only represent part of the property as it appeared at the time they were taken. If you require further information please contact us.