



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







