



**7 ASSEMBLY HOUSE, THE AVENUE, YORK**  
£625,000

**Carter Jonas**

## 7 ASSEMBLY HOUSE, THE AVENUE, YO30 6BN

A stunning penthouse apartment featuring a beautiful rooftop terrace, ideally situated in a highly desirable location that offers convenient access to York city centre and the railway station. Spanning approximately 1,500 square feet, this exceptional residence occupies the entire top floor of Assembly House. The layout includes a welcoming entrance hall, three spacious double bedrooms—two of which boast en-suite facilities—and an impressive open-plan living area. This living space is designed for both relaxation and entertainment, with French doors that lead out onto a charming roof terrace, providing captivating views across the rooftops.

Surrounding Assembly House are beautifully landscaped communal gardens with sweeping lawns on either side of the private drive, adorned with mature broadleaf trees that create a serene and sheltered environment. For added convenience and security, the apartment includes access to a car park through secure electric gates, with two allocated parking spaces available for residents. This feature is particularly valuable in such a sought-after location, where parking can often be a challenge.

The Avenue is just steps away from Clifton village, which boasts a delightful range of shops, including a beloved butcher and pie shop, a convenience store, hairdresser, dentist, and various cafés and a public house. Both the railway station and York city centre are easily reachable on foot, whether via Bootham or along the picturesque riverside path. The apartment is within easy reach of both St. Peter's School and Bootham school. Additionally, down the road lies Homestead Park, while established cycle lanes and footpaths provide popular routes along the River Ouse, leading to Rawcliffe Country Park. With its prime location, Clifton ensures effortless vehicular access to York bypass, making it an ideal choice for those seeking both convenience and tranquillity.

Annual maintenance is currently: £1901.00pa Ground Rent is currently: £525.00pa

Council Tax - Band G

**TENURE** LEASEHOLD

**LOCAL AUTHORITY** YCC

**EPC BAND** D

**A STUNNING PENTHOUSE APARTMENT SITUATED IN ONE OF YORKS MOST POPULAR AREAS; BENEFITTING FROM A ROOF TOP TERRACE AND GATED OFF STREET PARKING.**





Classification L2 - Business Data



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**Assembly House, YO30 6BN**  
 Approximate Gross Internal Area = 149.1 sq m / 1605 sq ft

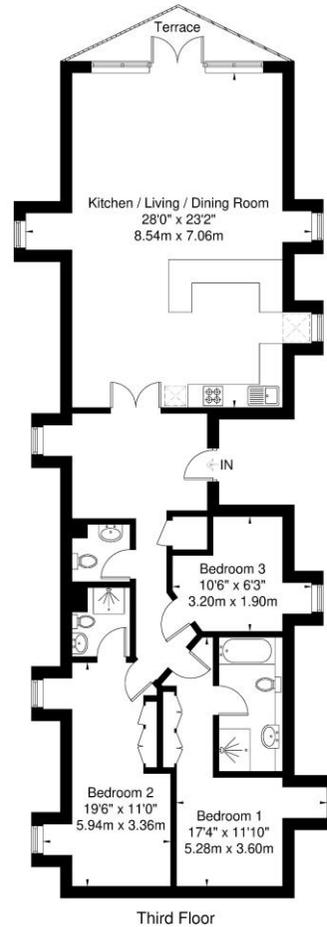
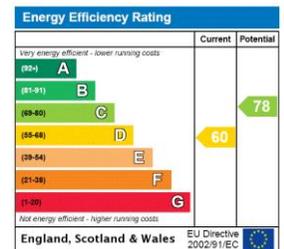


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**York 01904 558200**

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

**carterjonas.co.uk**  
 Offices throughout the UK

**IMPORTANT INFORMATION**

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