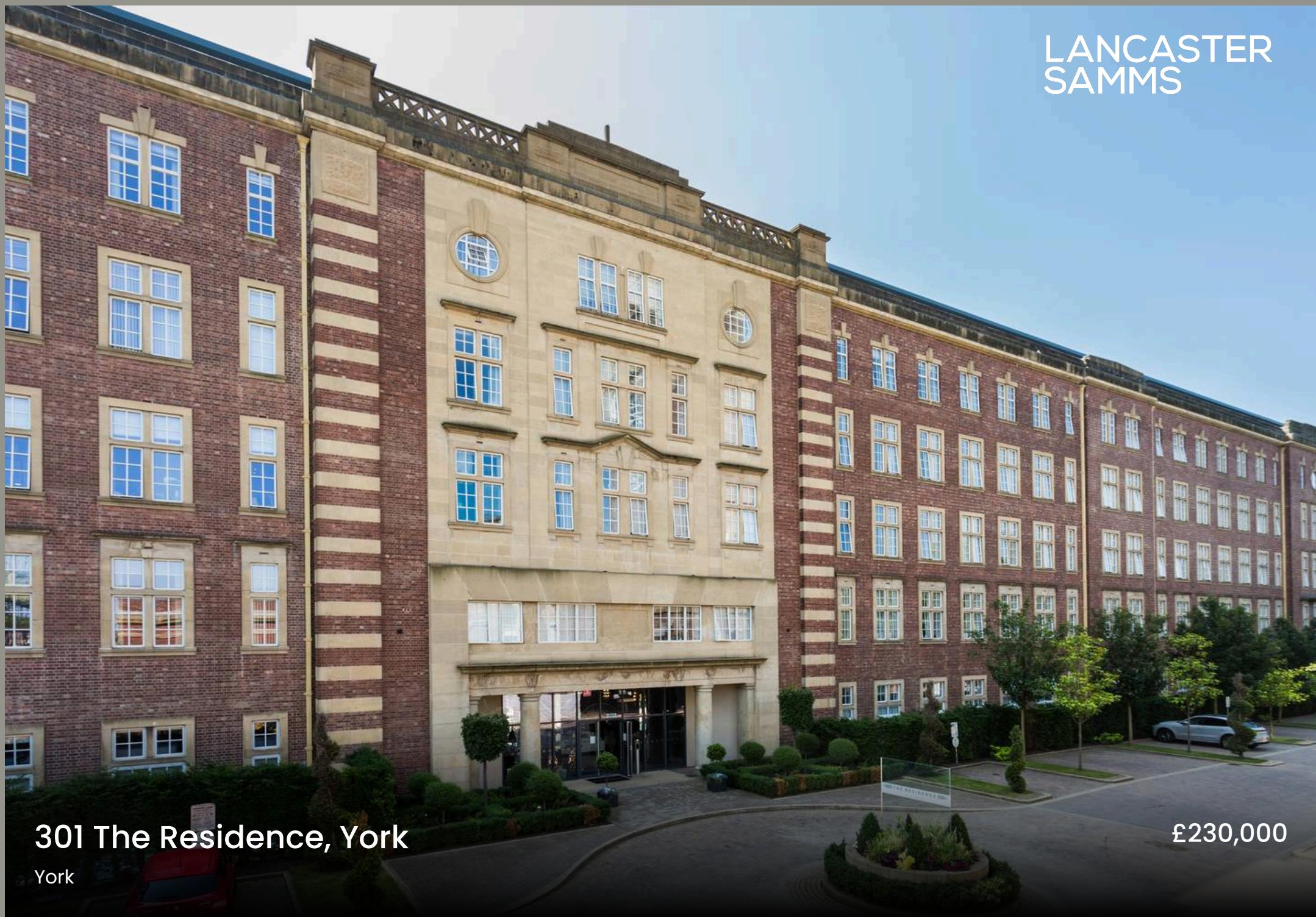


LANCASTER
SAMMS



301 The Residence, York

York

£230,000



This spacious and well-appointed one bedroomed apartment is situated in one of York's most exclusive developments, in a much sought-after residential area, close to York Racecourse. Offered with the convenience of vacant possession and no forward chain, the property also boasts remarkable skyline views including York Minster.

The apartment is on the third floor of this iconic building accessed via the impressive Art Deco communal entrance hall and benefitting from an onsite concierge and allocated parking.

Internally the apartment comprises of an inner hallway, storage cupboard leading in to a modern open plan kitchen and living room bathed in light, with high ceilings.

The kitchen has a range of matt light grey base and wall units complemented by quartz work tops. The Neff appliances (excluding washer/dryer) are all integrated and include oven and hob, dishwasher, microwave and fridge freezer.

A useful waste disposal is also included. The open plan living area is greatly enhanced by two sets of large windows framing a wonderful view towards the iconic Terry's of York clock.

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The bedroom features quality fitted storage including wardrobes and bedside units. The bathroom features Villeroy & Bosch sanitary ware including bath with shower over and further fitted storage.

The development also includes large south facing communal gardens and a small playpark for the enjoyment of the residents. There is one allocated parking space and visitor parking.

In summary, this exclusive third floor apartment is superbly located and immaculately presented and appointed, perfect for those looking for a luxury apartment close to the city, with the benefit of plentiful private outside space.

The apartment is located in the incredibly popular Bishopthorpe Road area of York, which has an award winning High Street and was voted by The Times as "one of the UKs coolest places to live". There is well known parade of independent shops and cafes along with pedestrian access to some of Yorks most stunning green spaces including the world famous Knavesmire and Rountree Park.

LEASEHOLD INFORMATION

Ground rent - £250 pa. Service charge - £2,243.54 pa. Length of lease remaining - 241 years approx

Council tax band: D

Tenure: Leasehold

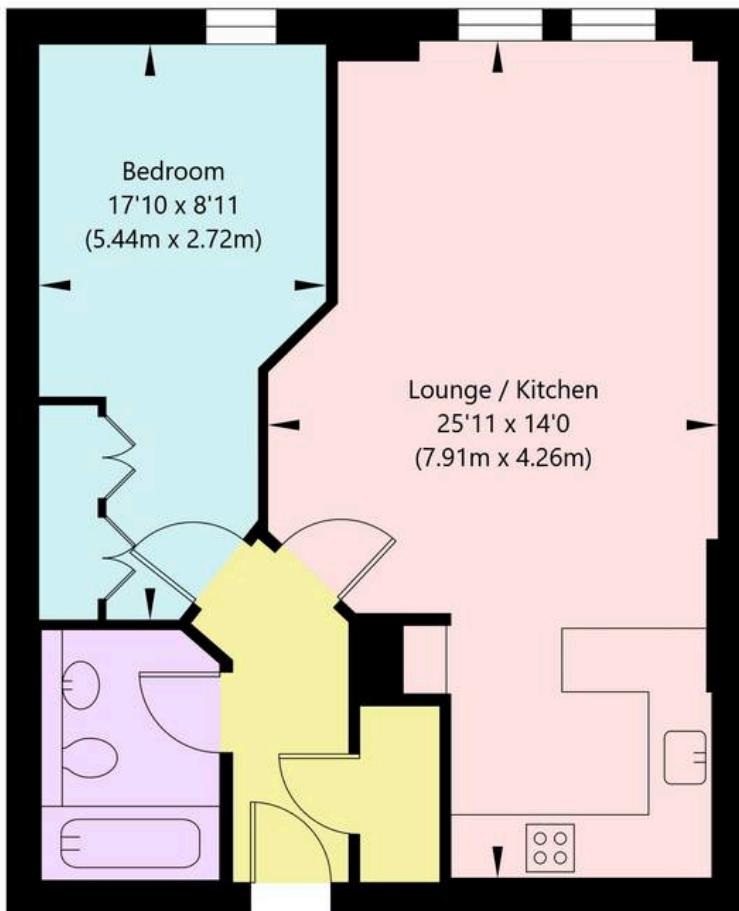








The Residence, York, YO23 1DQ



Third Floor
GROSS INTERNAL FLOOR AREA
APPROX. 542 SQ FT / 50.31 SQ M



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 542 SQ FT / 50.31 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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