



4 Waterfront House Clementhorpe, York

£400,000

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A superbly located, raised ground floor apartment occupying an enviable position with river and city views.

A former warehouse, Waterfront House was converted into 19 apartments in 1999. Located on Terry Avenue, the apartment is a short stroll from neighbouring Rowntree Park plus the local shops and amenities on Bishopthorpe Road are within a 5 minute walk. Offered with the convenience of vacant possession and no forward chain and the further advantage of a private front entrance and parking immediately outside.

The light, bright hallway offers ample storage space, and leads to all the internal accommodation. The open plan lounge/diner is truly impressive with uninterrupted views of the River Ouse. Bathed in natural light from double french doors that open up onto a Juliet balcony, perfect for watching the world go by. Folding doors lead to a fitted kitchen, with a range of wall/base units, built in oven, hob with extractor over, plus provision for appliances such as fridge/freezer/washing machine/dishwasher.

The master bedroom has further enviable views over the River Ouse, similarly to the lounge it has a large curved window as a unique feature. Double doors lead directly into the main living space, plus en-suite shower room with heated towel rail a real advantage to this city apartment.

Also off the hallway is a further double bedroom with built in wardrobes, and three piece bathroom suite with heated towel rail. The apartment is decorated in neutral tones throughout, and includes electric heating and double glazed windows.

An allocated parking space for the property is located behind secure gates, and shared visitors parking is found to the front of the building.

In summary, a fabulous riverside apartment in a peaceful and serene setting ideal for those wanting to enjoy city living.





LOCATION

The property is situated along the River Ouse on the edge of the historic City of York. Famed for its City Walls and York Minster, one of Europe's largest cathedrals of its kind, York is one of the country's most visited locations, attracting those looking to take advantage of the many bars, restaurants, historic and cultural attractions the City offers. The mainline train station offers services to London in less than two hours and road links mean nearby cities/towns such as Leeds and Harrogate are easily reached.

DIRECTIONS

Crossing Skeldergate Bridge onto Bishopgate Street, take the left turn onto Clementhorpe. Continue all the way to the bottom of the street, the parking and building are on the right-hand side.

LEASE DETAILS

Total monthly service charge (including building insurance and water rates - £260 per month, paid quarterly

Annual Ground Rent - £100.00

Lease Length - 125 years from 1999.

Council Tax band: F

Tenure: Leasehold

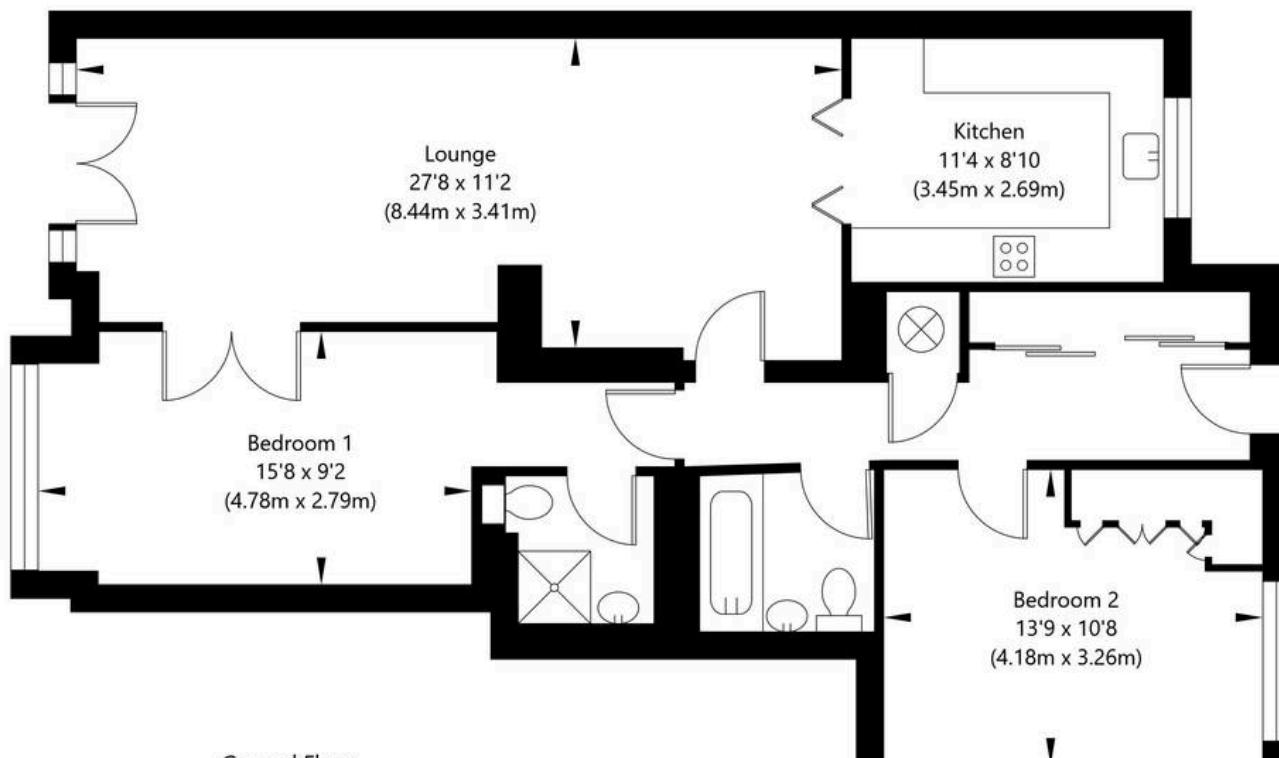
EPC Energy Efficiency Rating: C

EPC Environmental Impact Rating: D









NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 929 SQ FT / 86.33 SQ M
 All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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