

21 Merchant Exchange, 2 Bridge Street, York, North Yorkshire, YO1 6LT

£565,000



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For Sale

ENJOY THE LUXURIES OF A CITY LIFESTYLE IN THIS CONTEMPORARY PENTHOUSE APARTMENT. WITH ENVIABLE VIEWS, UNDERGROUND PARKING AND NO FORWARD CHAIN, A VIEWING IS HIGHLY RECOMMENDED.

**Entrance**  
Private residents access from Bridge Street via video entry phone system. Entrance to apartment on fourth floor. Lift access or stairs.

**Hall**  
16' x 6'7 max  
Tiled floor with underfloor heating. Skylight.

**Open Plan Sitting Room with Dining Area**  
32'7 x 14' max  
Beautiful, light open plan sitting room with dining area. Glazed french doors to balcony. Double glazed window. Tiled floor with underfloor heating.

**Reading / Study Area**  
11'2 x 6'  
Dual aspect double glazed windows.

**Kitchen**  
9'3 x 9'5  
Sheraton kitchen fitted with a range of modern wall, base and display units and coordinating worktops. Inset sink unit. Four ring hob and grill plate. Extractor hood over. Two built in ovens. Integrated dishwasher, AEG fridge freezer and washing machine.

**Master Bedroom**  
13'5 x 9'7  
Window. Two built-in double wardrobes.

**Ensuite**  
5' x 6'3  
Fitted with a three piece suite comprising shower cubicle, wash hand basin and toilet. Extractor fan. Heated towel rail.

**Bedroom 2**  
8'8 x 10'  
Double glazed window. Two built in wardrobes.

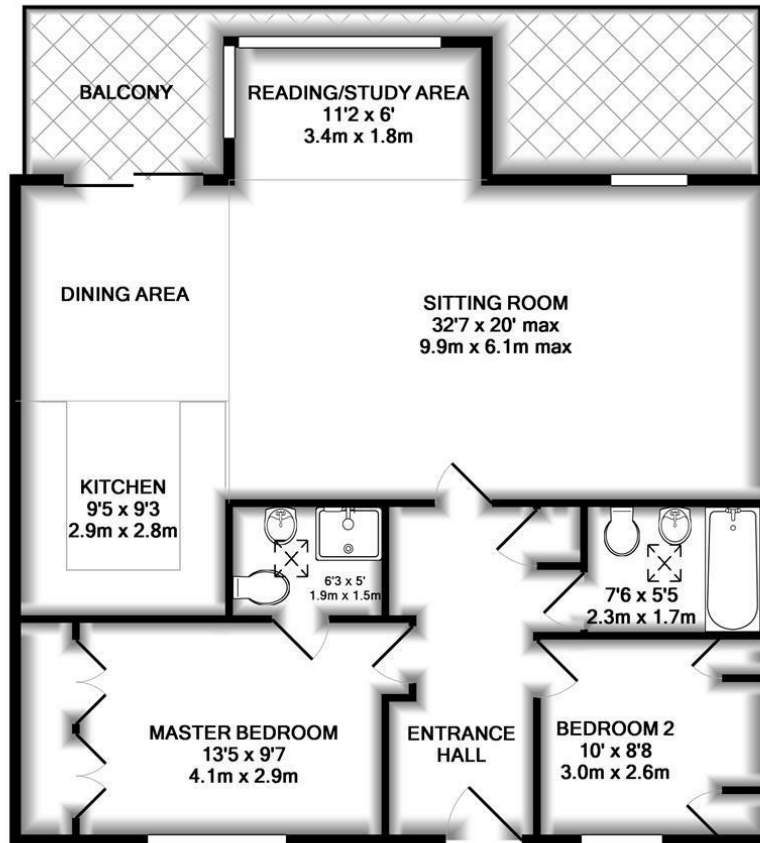
**Bathroom**  
5'5 x 7'6  
Fitted with a three piece suite comprising bath with shower over, wash hand basin and toilet. Skylight. Extractor fan. Heated towel rail.

**Outside**  
The apartment comes complete with a central communal courtyard, secure underground parking and private south facing balcony with views over the city and along the River Ouse.

**Location**  
Merchant Exchange sits within walking distance of all the shops, amenities and facilities that York has to offer. The Railway Station is approximately 5-10 minutes walk and for those wishing to get out of town in the car then the outer ring road and A64 are easily accessible via Fulford Road, Tadcaster Road, or Bootham.

**Leasehold Information**  
We are advised that this property is leasehold and that the 999 year lease began in 2004.  
We are advised that the service charge is in the region of £2,800 per year and includes the ground rent and water rates.  
This information would need to be verified by a solicitor.

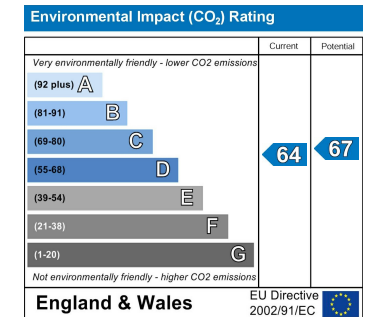
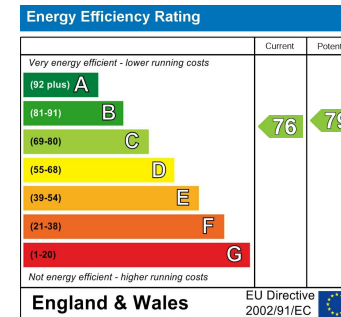




TOTAL APPROX. FLOOR AREA 998 SQ.FT. (92.7 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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