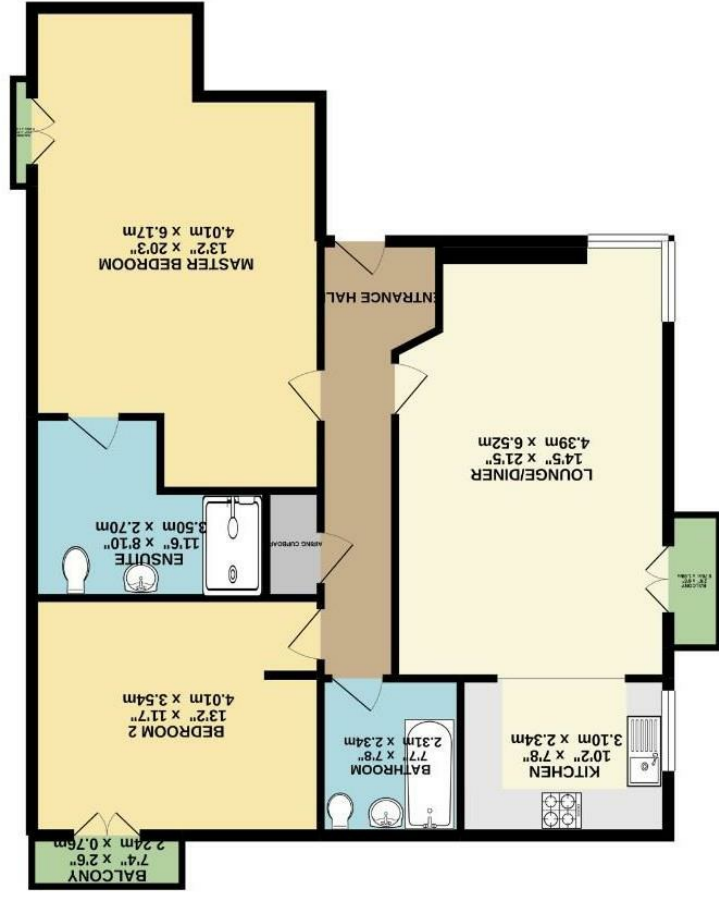


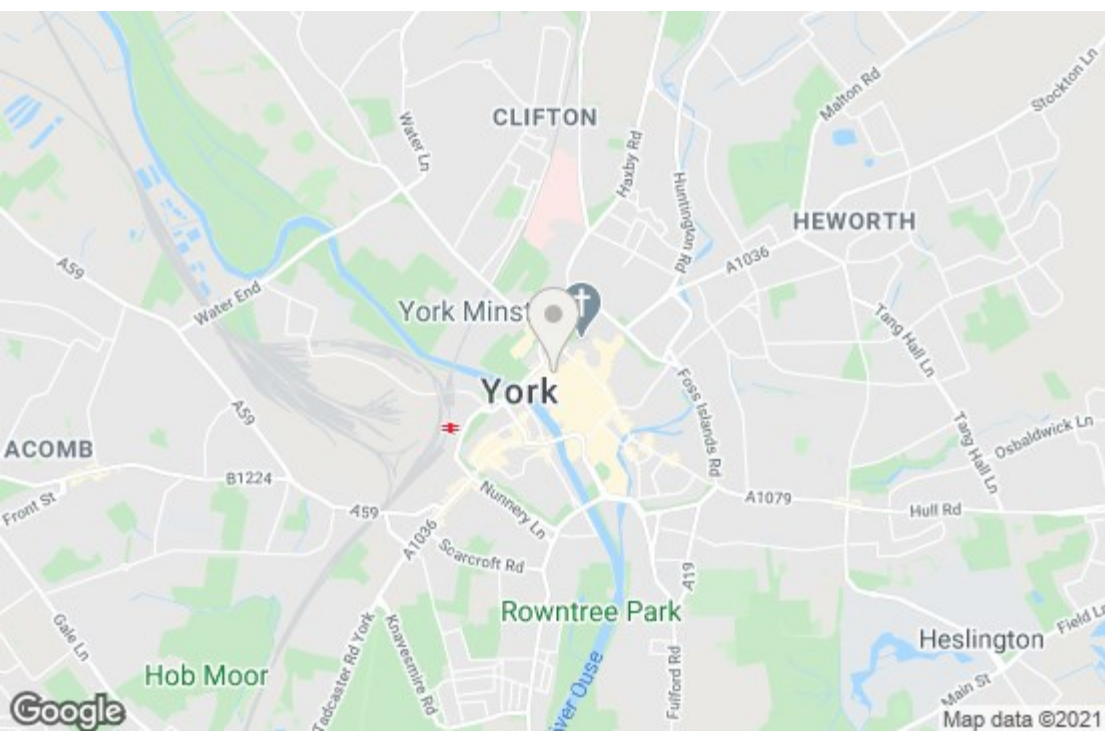
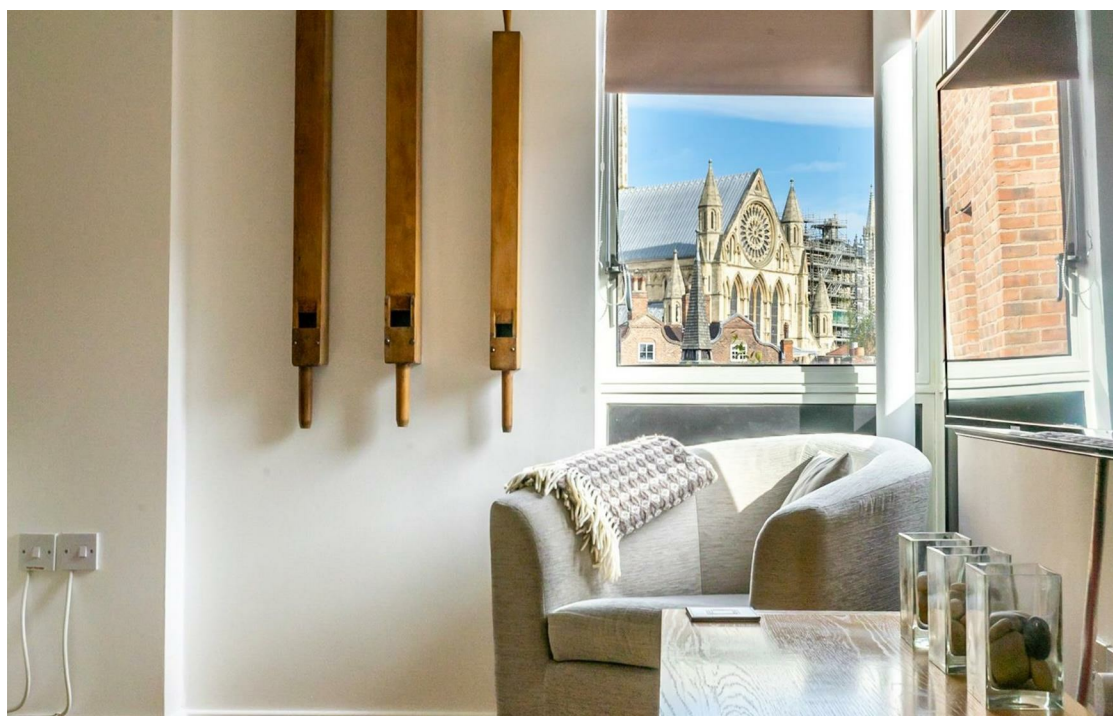
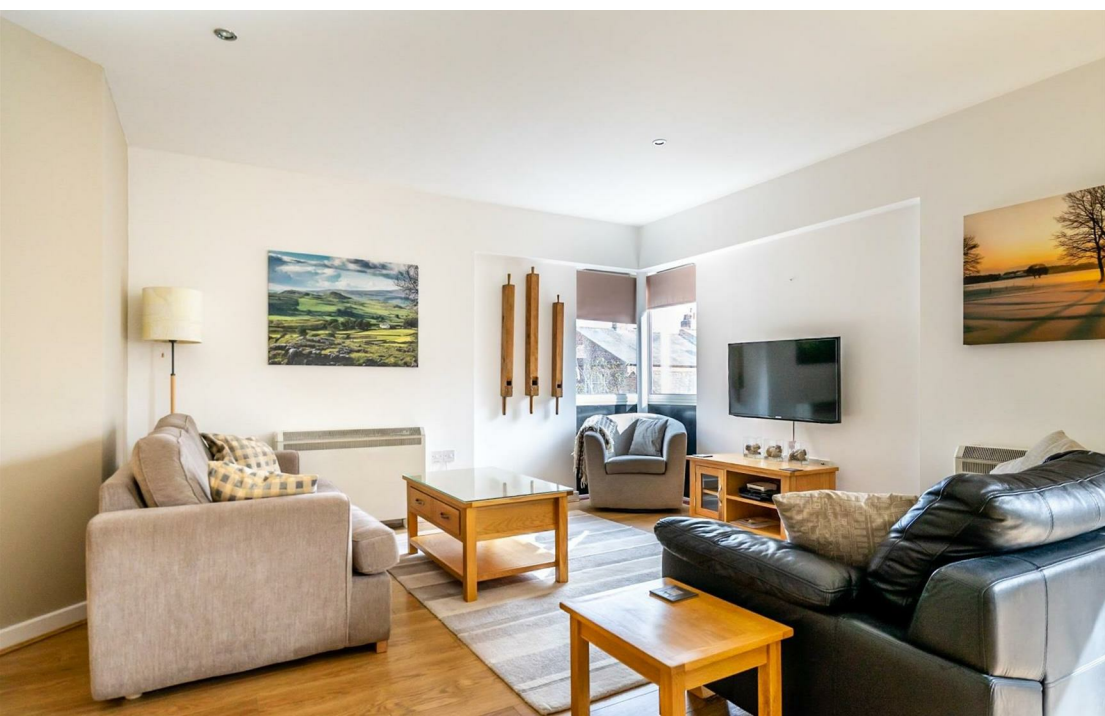
Important notice: In accordance with the Property Misdescriptions Act (1991) we have prepared these sales particulars as a general guide to give a broad description of the property. They are not intended to constitute part of an offer or contract. We have not carried out a structural survey and the services, appliances and specific fittings have not been tested. All photographs, measurements, floor plans and distances referred to are given as a guide only and should not be relied upon for the purchase of carpets or any other fittings. Lease details, service charges and ground rent (where applicable) are given as a guide only and should be checked and confirmed by your solicitor prior to exchange of contracts.

What every agent has done to ensure the accuracy of the location contained here, measurements of doors, windows, rooms and any other measurements are to be taken to the best of our knowledge and belief. The location of the property is shown on the map and is not intended to be a guarantee of location or measurement. This plan is for illustrative purposes only and should not be used for any other purpose. The location of the property is shown on the map and is not intended to be a guarantee of location or measurement. This plan is for illustrative purposes only and should not be used for any other purpose.



England & Wales	
EU Directive 2002/91/EC	
Very energy efficient - lower running costs	A (92 plus)
	B (81-91)
	C (69-80)
	D (55-68)
	E (39-54)
	F (21-38)
Not energy efficient - higher running costs	G (1-20)
Current	75
Potential	77





Description

Forming part of this exclusive city centre development, this modern apartment offers fantastic views of York Minster and a large outside private amenity space. Stonegate Court is unique, as it has a private elevated tranquil street scene amidst the hustle and bustle of the city centre, accessed by a discreet entrance from Blake Street. This is a modern two-bedroom apartment of over 1034 SQFT, which is larger than most 2 bedroom houses that you will find on the market today. The entrance hallway leads to the open plan dining/kitchen/ lounge which looks onto York Minster and benefits from a private balcony. The property also has two double bedrooms with main ensuite bathroom and Juliet balcony, second bedroom and second balcony and a family bathroom. The property is currently run as a successful holiday let. Although the lease does not formally mention holiday lets or short term lets, the management company has allowed properties within the development to operate in this function. We would recommend early internal inspection as properties of this size and location rarely come to the open market. The apartment would make an ideal home or investment as properties of this size and location seldom come to the open market.

Development Entrance -- Communal Hallway with Lift access -- Communal Street scenes with Minster View -- Entrance Hallway -- Two Double Bedrooms -- Open Plan Lounge/Dining/Kitchen -- Two Private Balcony -- Main En suite Bathroom -- Family Bathroom