



RYEDALE HOUSE

58-60 PICCADILLY

Ashtons

The Ashtons logo features the word 'Ashtons' in a white, sans-serif font. A red, curved line underlines the letter 'A'.



Ryedale House
58 – 60, Piccadilly,
York, YO1 9NX

Ryedale House is a newly converted development of residential apartments arranged over seven floors, with the advantage of secure undercroft residents parking and a grand entrance foyer with concierge service.

Due to its stature and setting, Ryedale House offers unparalleled views across York's skyline including landmarks such as Clifford's Tower and York Minster. Featuring a cutting-edge design, which creates a high-quality interior and modern decorative finish including solid wood floors, NEFF Appliances and Vessini Bathroom fittings. The floor-to-ceiling glazing allows a wealth of natural light into the rooms and offers panoramic views across our beautiful historic city. These apartments will be completed and ready to move into by December 2020 and are still available for the help to buy incentive scheme.

The distinctive building is much larger than similar developments standing tall and contrasting brilliantly with the stone-built heritage buildings which lie on the opposite bank of the river. For residents' convenience and peace of mind, the development also includes generous private storage lockers on each floor, bike storage, refuse chute, a sprinkler system, and lifts to all floors, as well as staircase access.

Communal Reception with Concierge -- Large Open Plan Living/Dining Kitchen -- Panoramic Views – A Second Floor 1 Bedroom Apartment – Modern Family Bathroom – Private Storage Locker – Underfloor Heating –Lifts Access to all floors-- Car Parking Spaces Available

Price on Application



Ashtons



ONE BEDROOM APARTMENTS

Ryedale House

On entry into the building, you are met by an impressive foyer providing three lifts to all floors, secure mailboxes, and a concierge desk.

The communal hallways exude sophistication and luxury with each apartment provided with a private storage locker on their floor located within the central hallway.

The apartment itself is entered through a spacious hallway which leads to a utility cupboard and family bathroom including Vessini sanitary wear, separate shower with Vessini chrome fittings, a chrome towel rail, recessed cosmetics cabinet, sink and underfloor heating.

The open plan living room with floor to ceiling windows provides a modern space with city views, benefitting from high-quality wooden floors, mood lighting, underfloor heating, and smart device access controls.

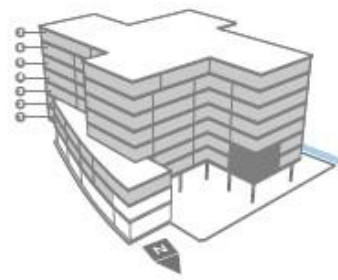
The minimalist, modern white kitchen with composite worktop and splash back in grey, complement the soft close units and NEFF appliances including the integrated Slide & Hide*oven, fridge freezer, dishwasher, combi microwave oven, extractor hood and stainless steel Franke sink and mixer tap running along the far wall, with a central island to seat four.

The communal areas include an entrance foyer with 12hr concierge, private second floor storage lockers, refuse chute, three lifts to all floors and bicycle storage.

** The Photos used are an example of a Newby apartment **



Kitchen/Living/Dining Room 6170mm x 4120mm 20'3" x 13'6"
Bedroom 2845mm x 2735mm 9'4" x 8'11"



Apartments
Floor 1: 1.1
Floor 2: 2.1



SPECIFICATION

Kitchen

- Soft close cabinets
- Composite worktop and splashback in grey
- High matt white worktop to peninsula units with LED strip under seating and wireless charging
- NEFF integrated Slide&Hide® oven
- NEFF integrated combi microwave oven*
- NEFF integrated fridge-freezer
- NEFF integrated dishwasher
- Stainless steel Franke sink and mixer tap
- NEFF extractor hood

Bathrooms, en-suites & WCs

- Fully tiled bathrooms and en-suites
- Recessed cosmetic cabinets
- Vessini sanitaryware
- Vessini chrome fittings
- Chrome towel rails
- Automatic feature lighting
- Feature bath if space allows (7th floor only*)

Interior

- Walnut veneer doors
- High quality wooden flooring
- High quality carpets to bedroom(s)
- Mood lighting
- Recessed LED downlighters to bedroom(s)
- Underfloor heating to kitchen, living room and bathroom
- Smart device compatible heating controls
- Fitted wardrobes (7th floor only)

Media

- A range of data and broadband connections
- USB sockets to the bedroom(s), kitchen and living space

Communal

- Private and secure gated development
- 3 lifts to all floors
- Private allocated parking (by additional purchase) in fully lit parking area
- Full digital colour video entry system
- 12 hour concierge
- Storage lockers
- Refuse chute
- Sprinkler system throughout

Security

- Digital HD CCTV system
- Complete 'monitoring ready' intruder alarms to all apartments
- Fire alarm

Tenure

- 999 year lease

Warranty

- 10 year Checkmate warranty







