



Apartment 1 33 Bootham Row



A ground floor one bedroom apartment with outdoor space situated off Bootham and within easy reach of York City Centre.

The open plan living/dining/kitchen area of this ground floor apartment is accessed via a private entrance straight off Bootham Row.

The bespoke kitchen is designed to enhance the feeling of light and space with grey oak laminate flooring throughout this area. Double doors lead out onto the private, walled south-facing courtyard with views of the Minster. A doorway leads from the living area to the hallway, also off the hallway is a utility area, the house shower room and fully carpeted double bedroom, bathed in light from the large double windows. The shower room features Roca sanitary ware, mandarin stone tiles in the shower cubicle and marble effect tiles on the floor and behind the basin.

The development features it's own lock up bicycle store with a separate refuse area.

All interiors by Hyggeshack Interior Design.

*The photographs used are of the show apartment

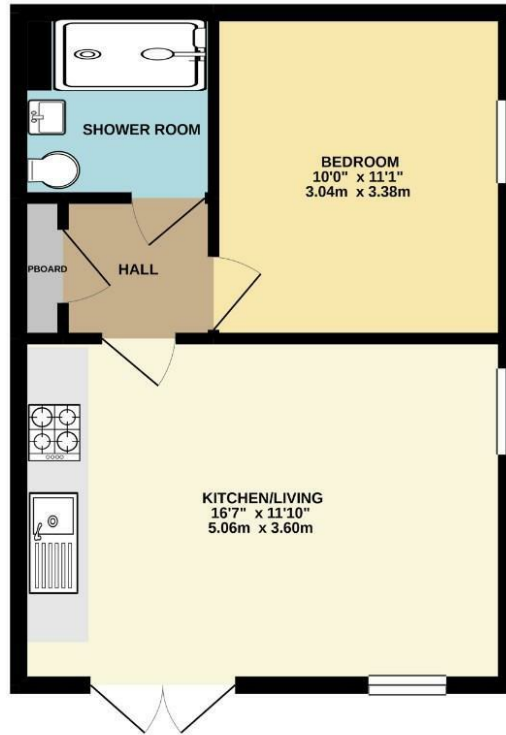
- AVAILABLE to Reserve OFF PLAN
- Ground Floor Apartment
- Private Entrance and Courtyard
- Open Plan Living/Dining/Kitchen Area
- Spacious Double Bedroom
- Shower Room
- Close to York City Centre
- No Letting Restrictions

£199,950



Ashtons

GROUND FLOOR
388 sq.ft. (36.0 sq.m.) approx.



TOTAL FLOOR AREA - 388 sq.ft. (36.0 sq.m.) approx.
Whilst every attempt has been made to ensure the accuracy of the floorplan contained herein, measurements of floors, 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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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	
Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	



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.