



MERCHANT EXCHANGE, BRIDGE STREET, YORK, YO1 6LT

£479,500

2 BEDROOM APARTMENT
EPC Rating: C

LINLEY &
SIMPSON

An extraordinary two-bedroom residence in an unbeatable city-centre location, featuring a vast open-plan living space that flows onto a private balcony with uninterrupted views of the River Ouse - arguably one of the best in York. Part of a premier development with a central courtyard, this apartment is just steps from the city centre and the railway station. Offered with no forward chain the property also includes a secure allocated parking with direct access to Skeldergate and onto the inner ring road.

The development is accessed on Bridge Street with a spacious communal hallway leading to either a lift or a staircase, reaching the apartment on level two. Once inside the internal accommodation begins with a generous hallway with a modern tiled floor, a video entry system and a useful storage cupboard. The centrepiece of the home is the large open plan lounge/diner and fitted kitchen. The room really must be viewed to appreciate both the space on offer and the unequalled city vista, including a rooftop view towards The Minster. There is ample space for living and dining and the fitted kitchen has an impressive island with a breakfast bar. Offering a range of wall and base units there are also built-in appliances including an oven, hob, fridge, freezer, a slimline dishwasher, a washing machine and a microwave. The room also boasts a sliding door leading onto the fantastic balcony which the current owners have upgraded for a glass front and sides, so the impressive view is in no way blocked. A roof and lighting have also been installed to give separation from the apartment above. The internal accommodation then continues with a spacious primary bedroom with a large wall of built-in wardrobes. There is also access to a en-suite shower room with a generous shower enclosure and a heated towel rail. The property continues with a second double bedroom which was previously used as a home gym and has accompanying mirrors for the space. The property is completed with a three piece bathroom with a further heated towel rail and a large inset mirror. There are also the advantages of central heating fired by an electric boiler and double glazing throughout.

Outside, a delightful communal courtyard sits at the heart of the development. The property includes a secure, ground-floor allocated parking space with direct access onto Queens Staith Road, notably wider than average for the development, allowing extra room to comfortably open your car doors.

The property is connected to a mains electricity supply and mains water is supplied by Yorkshire Water. The broadband types available in the area are standard and ultrafast. Mobile availability at the property is covered by all four major suppliers. Please either check the Ofcom website or contact the office for specific details and suppliers available, for both broadband and mobile. For details on any potential flooding risk to the development, please contact the office or check the government long term flood risk website.

This is a leasehold property. The lease is 999 years from 1/1/2024 and runs until 28/12/3002. The ground rent is £150 per annum. The service charge is £3912.88 per annum.

Communal Entrance

Secure entrance doorway, spacious hallway and either lift or staircase leading to level 2.

Entrance Hall

Entrance door, tiled floor, video entry system, modern vertical radiator and storage cupboard with hot water tank and electric boiler.

Lounge/Diner and Open Plan Kitchen

26'2" x 26'3" (7.98m x 8m) Windows to front elevation, radiator, fireplace with electric fire and sliding door leading to glass balcony with river views.

Fitted kitchen offers range of wall and base units, work surfaces, sink, island unit with breakfast bar, built-in oven, hob, microwave, fridge, freezer, slimline dishwasher, washing machine and modern vertical radiator.

Bedroom 1

17'2" x 11'6" (5.23m x 3.5m) Windows to side elevation, radiator and large amount of built-in wardrobes.

En-Suite

Three piece suite with large shower enclosure, sink, W.C., heated towel rail and window to side elevation.

Bedroom 2

12'8" x 9'2" (3.86m x 2.8m) Window to rear elevation and modern vertical radiator.

Bathroom

Three piece suite with bath, sink, W.C. and heated towel rail.

Exterior

Larger than average secure allocated parking space and central communal courtyard.

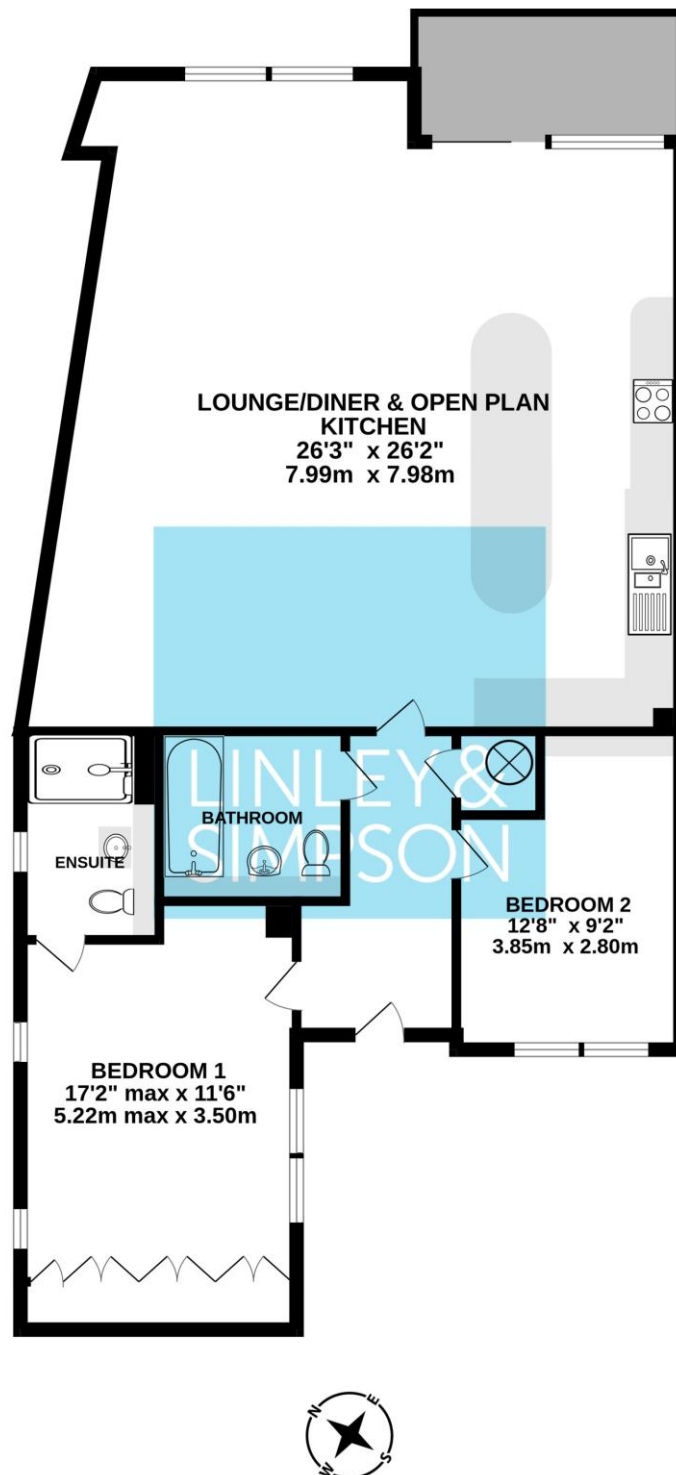
Material Information

Leasehold. Council tax band F.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	72 C	80 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

LEVEL 2
1106 sq.ft. (102.7 sq.m.) approx.



TOTAL FLOOR AREA : 1106 sq.ft. (102.7 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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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AGENTS NOTE:

We may refer you to recommended providers of ancillary services such as Conveyancing, Mortgages, Insurance and Surveying. We may receive a referral fee for recommending their services. You are not under any obligation to use the services of the recommended provider.

Floorplan and measurements – All measurements are approximate and not to scale. For illustrative purposes only.