

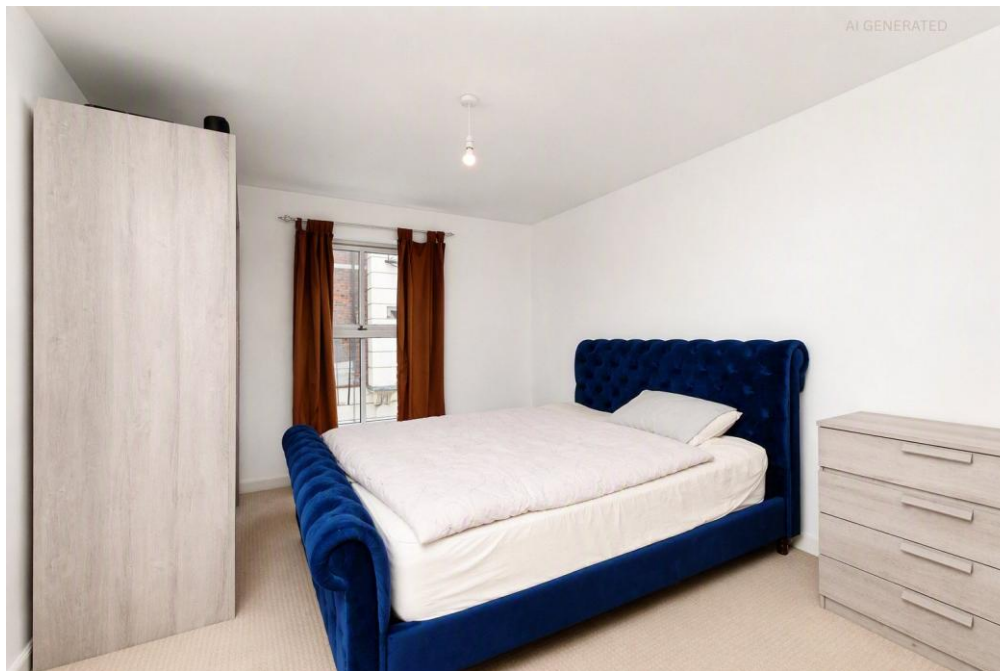


EPC: C

Skeldergate, York, North Yorkshire

Asking Price: £260,000

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AI GENERATED



This beautifully presented, larger-than-average two-bedroom ground floor apartment forms part of the highly sought-after Centurion Square development, discreetly positioned just off Skeldergate and only moments from York's historic city centre. Offering the perfect blend of contemporary living and convenience, the property enjoys a peaceful setting whilst being within easy walking distance of York's excellent range of shops, restaurants, riverside walks and cultural attractions.

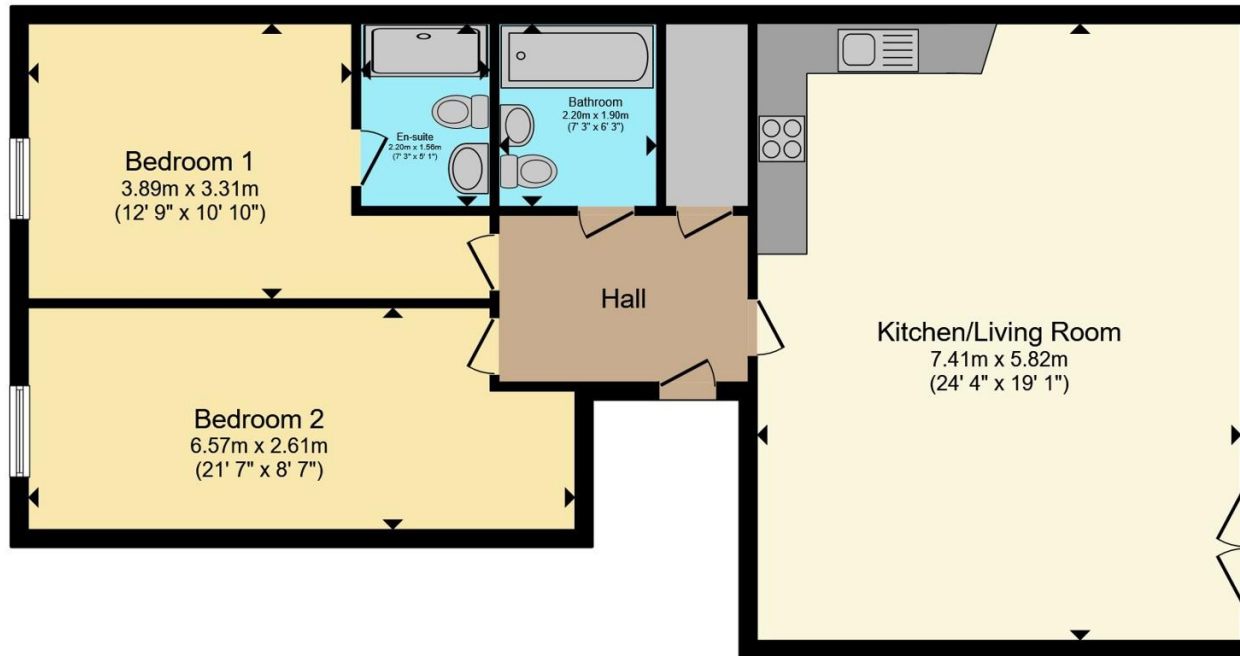
The apartment welcomes you into a spacious hallway, which provides access to all principal rooms and benefits from a useful large storage cupboard. At the heart of the home is a bright and generously proportioned open-plan living space, featuring a comfortable sitting area with pleasant views over the beautifully maintained communal gardens. The contemporary fitted kitchen is thoughtfully designed and comes complete with a range of integrated appliances, including a dishwasher, washer/dryer, fridge and freezer, making it ideal for both everyday living and entertaining.

There are two well-proportioned double bedrooms, both offering ample space for freestanding furniture. The principal bedroom benefits from a modern en-suite shower room, comprising a shower cubicle, pedestal wash hand basin and low-flush WC. A stylish family bathroom serves the second bedroom and features a bath with shower over, wash hand basin and WC.

Externally, residents can enjoy the attractive landscaped communal gardens, providing a peaceful and well-maintained outdoor environment. This exceptional apartment presents an ideal opportunity for professionals, downsizers, investors, or those seeking a city-centre lifestyle in one of York's most desirable developments.

Please note that the AML fee covers the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.





Total floor area 92.5 m² (995 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by PropertyBox



Council Tax Band: **D**
Tenure: **Leasehold**
Service Charge: **£1,835**

Years Left on Lease: **104**
Ground Rent: **£250**

Viewing by appointment

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Interested parties should satisfy themselves, by inspection or otherwise as to the accuracy of the description given and any floor plans shown in these property details. All measurements, distances and areas listed are approximate. Fixtures, fittings and other items are NOT included unless specified in these details. Please note that any services, heating systems, or appliances have not been tested and no warranty can be given or implied as to their working order.

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