



St Andrew Place
York
YO1 7BP

Guide Price £280,000



ACCOMMODATION

IN THE HEART OF THE CITY CENTRE – A charming 2 bedroom first floor apartment tucked away within the oasis of calm that is St Andrew Place, an exclusive modern development with delightful communal gardens, situated right in the heart of York city centre. Set within the city’s historic medieval walls and just moments from King’s Square and the famous Shambles, the property enjoys an exceptional location for all that York has to offer. Further benefits include a garage and the convenience of no forward chain.

The entrance hallway has stairs leading up to the apartment, where the landing provides access to all rooms. The spacious lounge features a gas fire set within a feature fireplace and is open to the kitchen, creating a sociable and practical living space.

The kitchen is fitted with a range of wall and base units with laminate worktops incorporating a gas hob, overhead extractor and oven/grill, together with spaces for a fridge/freezer and washing machine.

There are 2 bedrooms, with the principal bedroom benefiting from fitted wardrobes, and a spacious bathroom/WC with a shower over the bath.

The property has gas central heating, double glazing and an Energy Performance Certificate (EPC) rating of C.

A particularly valuable feature for such a central location is the garage, which is situated diagonally opposite the front of the apartment. There are also a number of visitor parking spaces within the development.

St Andrew Place is a private, caretaker-managed development attractively arranged around well-maintained communal gardens and



smart block-paved driveways, providing a peaceful and appealing setting in the very heart of the city.

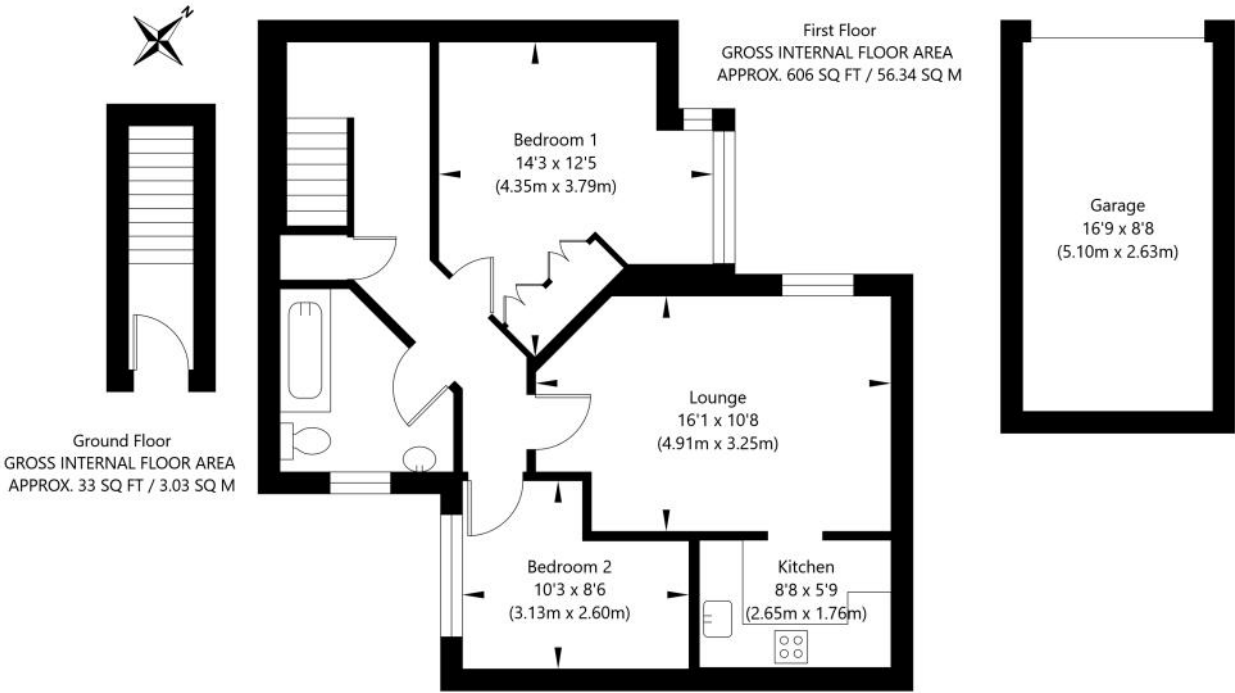
LEASE DETAILS

In order to preserve the uniform appeal of the development, the property is leasehold with 999 years from 20 November 1998, and a peppercorn ground rent. The property attracts a share of the maintenance charge, which is currently £196.72 per month. The apartment can let on an Assured Periodic Tenancy; however, holiday letting is prohibited.

COUNCIL TAX

Band D. 2026/2027 approximately £2,270.

What3Words ///belt.basket.locked



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 639 SQ FT / 59.37 SQ M - (Excluding Garage)
All measurements and fixtures including doors and windows are approximate and should be independently verified.

YOUR MOVE ANSCOMBS

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Mon – Fri 9am – 5.30pm
Saturday 9am – 4pm

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