



YOUR MOVE
ANSCOMBS

The Quadrant, Bootham Row, York YO30 7BP

Guide Price £315,000

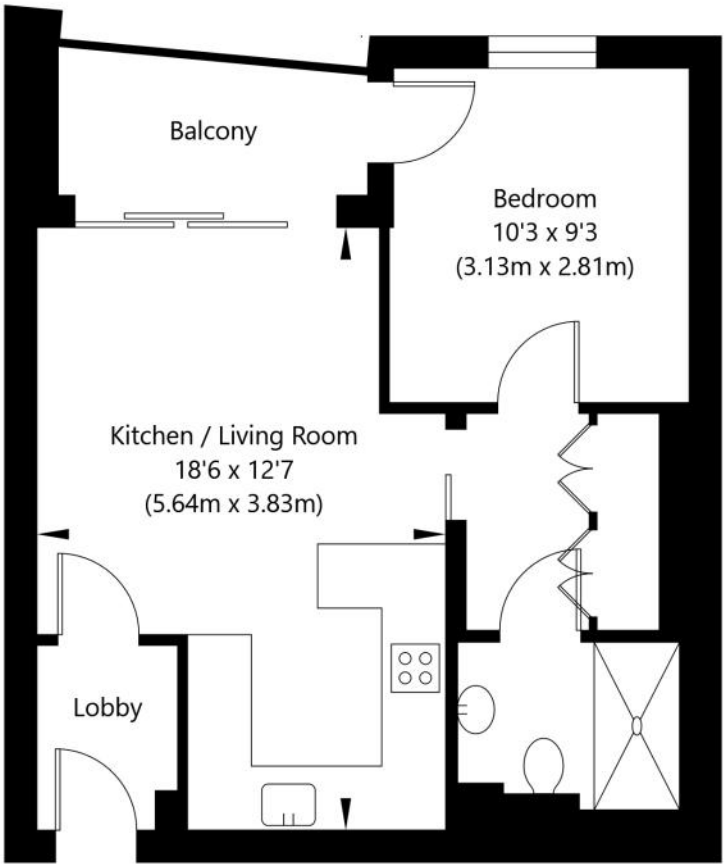
ACCOMMODATION

A superb one double bedroom first floor apartment with a south east facing balcony enjoying a view of York Minster towering above the rooftops. The property forms part of an award winning New York loft style development of just eight apartments constructed in 2021, and occupies a ultra convenient position just off Bootham and close to the city walls at Bootham Bar.

This property is currently operated as a successful holiday let and may be sold with all future bookings in place. There is also the option to purchase the high-quality furniture and contents as shown. Alternatively, the apartment would make an ideal permanent residence or stylish city pied-à-terre.

The grand glazed entrance has a video entry system and leads to the wide open staircase and a lift to all floors.

Once inside the apartment, the entrance lobby leads into the open plan kitchen/living room where your eye is immediately drawn to the full height sliding doors to the balcony that frame the view of York Minster. The kitchen is fitted with a range of stylish wall and base units



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
First Floor
APPROXIMATE GROSS INTERNAL FLOOR AREA
400 SQ FT / 37.2 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.



with luxury quartz worktops, part mirrored splashback, a breakfast bar and integrated appliances including an induction hob, concealed overhead extractor, oven/grill, fridge freezer, slim line dishwasher and a washing machine. Engineered oak flooring sweeps through the room, which is lit by ceiling downlighters and enjoys light that floods in from the sliding patio doors that open onto the south east facing covered balcony with decked floor and glazed balustrade.

An inner hallway doubles as a dressing area with two large fitted wardrobes and leads to the double bedroom on one side, and the shower room/WC to the other. The bedroom has a window with a view of York Minster and a glazed door out to the balcony. The shower room/WC is beautifully appointed with a large frameless shower enclosure, vanity wash hand basin, fully tiled walls and floor, and ceiling downlighters.

The apartment has gas fired underfloor heating and an energy performance rating (EPC) of B.

LEASE DETAILS

Lease length - 250 years from 2021

Ground Rent – A peppercorn (£nil).

Service charge - Approx. £1,550 per annum

Letting - Short term lets and holiday letting permitted

COUNCIL TAX

Currently paying business rates as a holiday let.

What3Words ///raft.passes.retire





YOUR MOVE ANSCOMBS
31-32 Colliergate, York, YO1 8BN
01904 621532
york@your-move.co.uk
Mon – Fri 9am – 5pm
Saturday 9am – 4pm

YOUR MOVE
ANSCOMBS

www.your-move.co.uk/york















YOUR MOVE
ANSCOMBS

IMPORTANT NOTE TO PURCHASERS: We endeavour to make our sales particulars accurate and reliable, however, they do not constitute or form part of an offer or any contract and none is to be relied upon as statements of representation or fact. The services, systems and appliances listed in this specification have not been tested by us and no guarantee as to their operating ability or efficiency is given. All measurements have been taken as guide to prospective buyers only, and are not precise. If you require clarification or further information on any points, please contact us, especially if you are travelling some distance to view. Calls may be recorded/monitored for quality control and training purposes.