



LUXURY CITY CENTRE APARTMENT

Flat 11, Merchants Place, Merchantgate, York, YO1 9TU

Leasehold



Reception hall • open plan kitchen/dining and sitting room • 2 bedrooms • bathroom • balcony

Local information

Merchants Place is a small and select development built in 2007, within the historic city walls of York, in a sought-after residential area.

The property benefits from a prominent position and the many advantages and delights of the city centre on your doorstep, as well as the independent shops, cafes and bars around the corner on Fossgate.

This bustling city is a hive of activity and contains a wealth of historic attractions. There is an abundance of amenities including a variety of excellent shops and restaurants, York racecourse and two theatres.

York's mainline railway station offers regular services to major cities including Manchester, Edinburgh and London with some journeys taking less than 2 hours to Kings Cross.

About this property

Apartment 11 is within a prime spot in the heart of the city centre, set alongside the River Foss. There are double electric gates to the entrance and a video entry system installed.

This impressive property is situated on the first floor at the rear of the building and is of high specification with a contemporary kitchen and bathroom. There is a reception hall on entering the apartment with walk-in storage cupboard. A superb open plan kitchen, dining and sitting room has doors on to

the balcony which overlooks the historic Merchant Adventurers Hall and gardens. There are two sizeable bedrooms with built in wardrobes, one of the rooms benefits from a view also of the gardens and Hall opposite. The apartment has electric underfloor heating throughout and additionally the modern bathroom has a heated towel radiator. The apartment is offered fully furnished to an incoming purchaser.

There is a communal patio area on entering the property through electric gates and below the building there is access to the bicycle store and in-house recycling facilities.

Tenure

Leasehold

Local Authority

City York Council

EPC rating = D

Viewing

Strictly by appointment with Savills



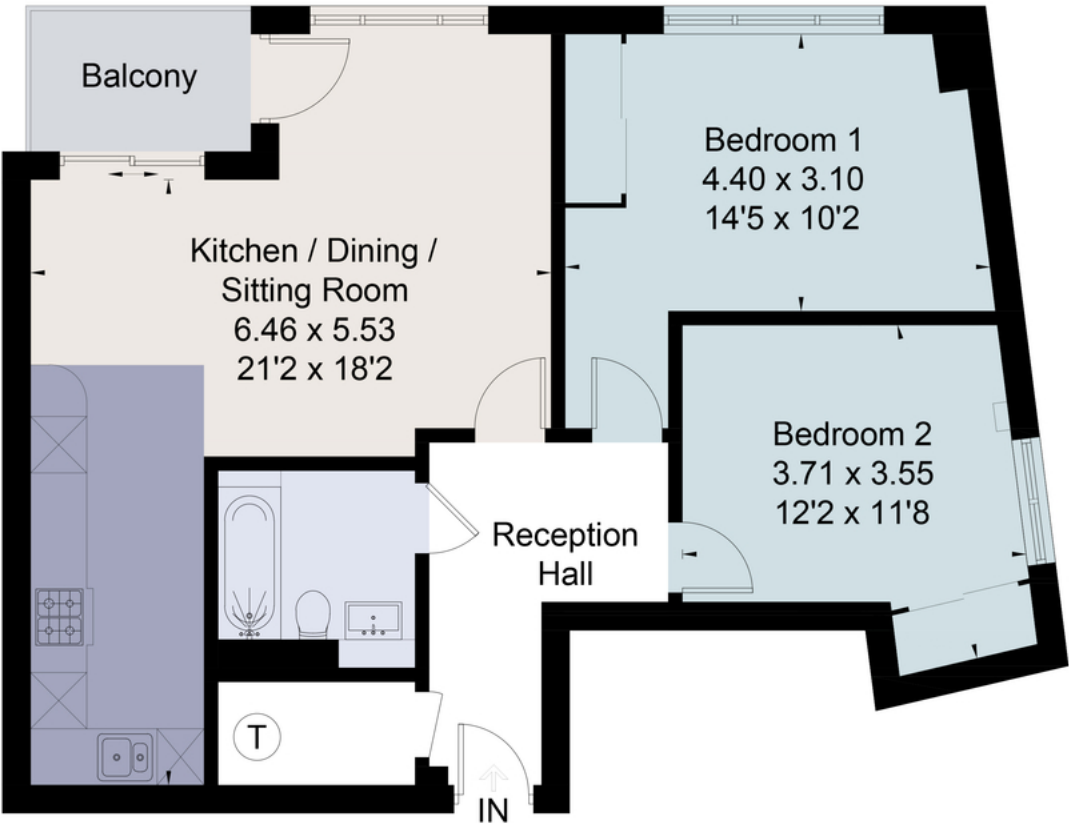




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Approximate Area = 70.9 sq m / 763 sq ft
Including Limited Use Area (0.5 sq m / 5 sq ft)
For identification only. Not to scale.
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Surveyed and drawn in accordance with the International Property Measurement Standards (IPMS 2: Residential)
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C		
(55-68) D	68	68
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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