



# LUXURY APARTMENT WITHIN THE CITY

**APARTMENT 3, PICCADILLY LOFTS, YORK, YO1 9NX**

Leasehold

**savills**

Open plan kitchen, sitting & dining area • study,  
utility room & loft storage • 2 bedrooms, 1 en suite  
• bathroom & shower room • 2 parking spaces

### Local information

This small secure development occupies an enviable position along the River Foss, in the heart of York.

The apartment is ideally placed within the city which offers an abundance of amenities including a variety of shops, fantastic restaurants, York racecourse and two theatres.

York's mainline railway station offers regular services to major cities including Manchester, Edinburgh and London.

### About this property

3 Piccadilly Lofts is a wonderful characterful apartment, converted in 2014 to an extremely high standard including heated bathroom mirrors, bluetooth

shower as well as boasting a Grohe kettle tap and integrated appliances in the kitchen.

There is well-presented versatile contemporary accommodation offering an open plan kitchen with sitting room/dining area, a useful study area above and separate utility room.

The property is further enhanced with two double bedrooms with fitted wardrobes, storage in the loft, two parking spaces and a sizeable storage unit in the underground garage.

### Tenure

Leasehold

### Viewing

Strictly by appointment with Savills





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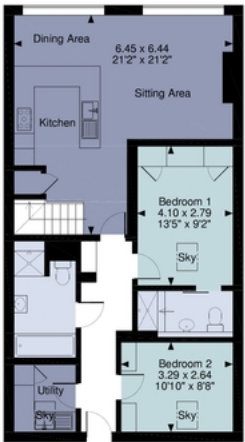
Savills York

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Piccadilly Lofts, Piccadilly  
Main House gross internal area = 997 sq ft / 93 sq m



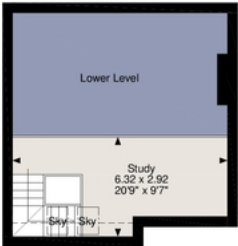
Lower Floor

FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE

The position & size of doors, windows, appliances and other features are approximate only.

--- Denotes restricted head height

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Upper Floor



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) <b>A</b>		
(81-91) <b>B</b>	82	82
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England, Scotland & Wales		
EU Directive 2002/91/EC		

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