



## 7, THE OLD BREWERY

Ogleforth | York | YO1 7JG



HEWETSON & JOHNSON



## THE PROPERTY CONSISTS OF:

**Entrance hall • Living room • Open plan kitchen • Bathroom • Bedroom**

**Communal residents' terrace • Gated development**

## LOCATION

Ogleforth is an historic address in York's city centre, in the shadow of The Minster, within the city walls. There are many excellent restaurants and cafes nearby, together with local shops and supermarkets.

York has a racecourse, two theatres and York Art Gallery, as well as excellent schools. The railway station has regular services across the country, with many making the journey to London in under two hours. York University is considered one of the best in the country.

## THE PROPERTY

The Old Brewery was developed in 2009 and comprises 12 apartments and is Grade 2 listed, dating from 1805. The development is approached through secure gates across a private courtyard where there is a seating area for the residents to enjoy.

Number 7 is the top floor apartment, on the second floor. The accommodation is well laid out with an open plan living room, exposed beams and rooftop views including the top of The Minster. The kitchen is raised above the reception room which is a light room with high ceilings. The bedroom is surprisingly quiet with south easterly views over the city and has a bathroom adjacent.

## TENURE

Leasehold

Length of lease- 199 years from 1st June 2009

Ground rent- currently £275 p.a.

Ground rent reviews– fixed for 25 years from 2009 with reviews every 10 years thereafter

## SERVICE CHARGE

£2,520 for 2025

## LOCAL AUTHORITY

City of York. Tax Band C

## EPC

Rated C 74







*“This really is a wonderful apartment,  
right in the heart of this historic city.*

*It’s bright and has terrific roof top views.  
Amazingly for a property in such a central  
location it is remarkably quiet.*

*It would make a great base in town for  
work or just to enjoy city life.”*



























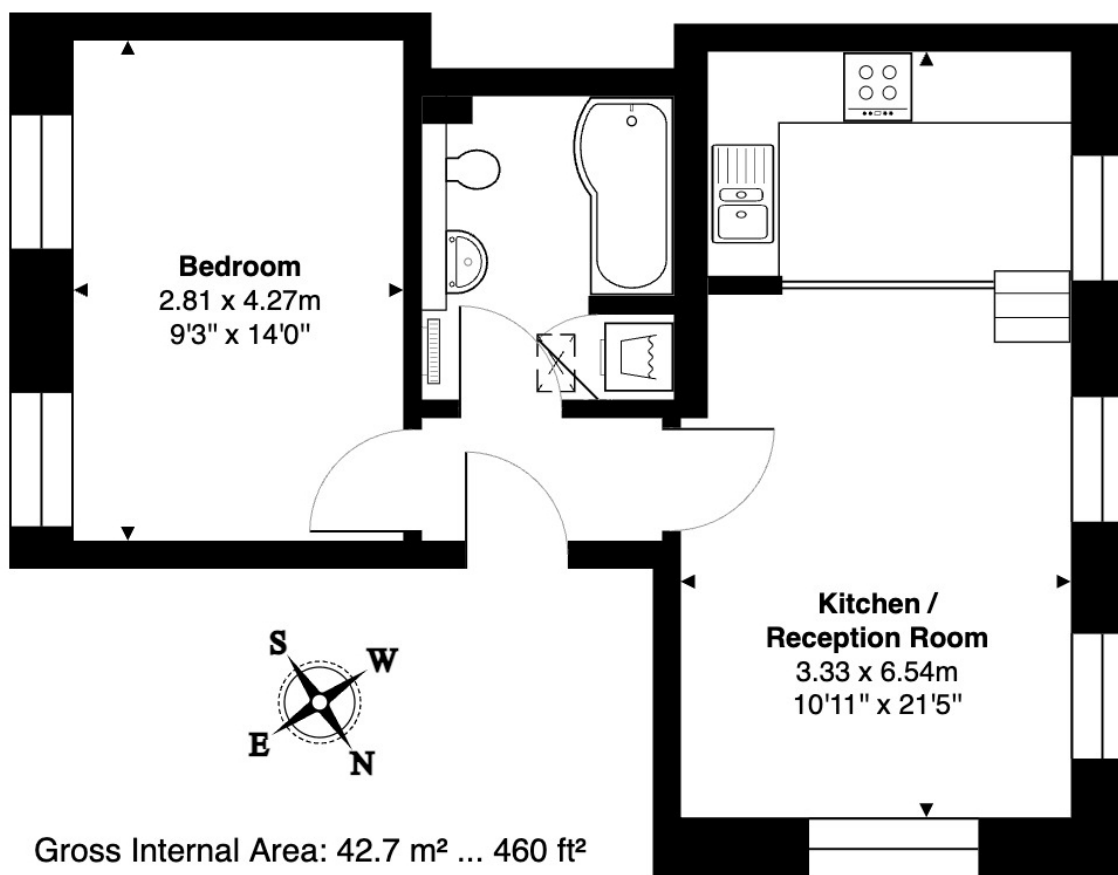








## 7 The Old Brewery, Ogleforth, York, YO1 7JG



Photography taken June 2025

Fixtures and Fittings - All carpets, blinds, curtain poles and light fittings are included.

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