



**Crescent Court, The Crescent, Off Blossom Street, York  
£365,000**

A fabulous duplex apartment offering contemporary two bedroom living in the heart of York city centre.



Crescent Court is a fantastic new development location on the doorstep of York city centre and York Railway Station. Providing an array of beautifully constructed modern eco apartments the development is built around a private gated communal courtyard within this focused area of regeneration planned to transform 'The Crescent'.



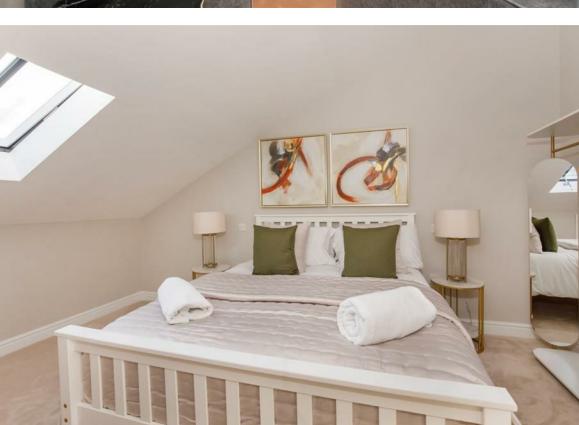
The development presents 9 luxury dwellings ranging from studios to two-bedroom duplex apartments. Built with city centre living in mind, each property has been thoughtfully designed to flood each apartment with natural light through large glass openings and vaulted ceilings.



The developers have built with economy in mind installing clever concealed solar panels helping to reduce running costs for both the individual homes and wider development. Additional sound proofing has been incorporated into the construction sheltering the noises from a thriving city centre.



Crescent Court offers a real feeling of luxury without compromising the practicality and comfort of everyday living. Each of the 4 architecturally designed layouts have been thoughtfully tailored to offer high quality living with modern touches.



Each apartment boasts a Howdens sourced 'Clerkenwell Gloss Sandstone' range of units with integrated appliances and laminated white marble work surfaces complimented by varying Karndean flooring. Bathrooms and En Suites are fitted with Grohe sanitaryware and herringbone style feature walls.

Across the first and second floor, this opulent duplex apartment offers two double bedrooms and a generous open plan living and dining area. To the first floor, is an entrance hall with an attractive space under-the-stairs for décor or storage and doors in turn opening on to the house bathroom and the living kitchen. The contemporary stone-tiled house bathroom consists of a three-piece suite of a low flush WC, hand wash basin and stone tiled bath with rainfall shower over, and also benefits from having a heated towel rail. A commodious living area has ample space for lounge seating as well as a dining table and chairs, creating a wonderful space to enjoy when relaxing or hosting. The fitted kitchen is to one wall and comprises a range of select wall and base units and appliances.

To the second floor is the master suite and further double bedroom, both offering luxury yet comfortable sleeping accommodation. The master suite features a stunning vaulted ceiling which adds a wealth of character to the room. With eaves storage and a velux roof light, this room has been thoughtfully designed to make the absolute most of the space available. A luxury en-suite features a Herringbone-style tiled walk-in shower with rainfall and handheld shower over, low flush WC, hand wash basin and heated towel rail. The second bedroom again boasts generously-sized accommodation and has an exceptionally high-ceiling which enhances the splendour of the room.

The apartments make for perfect city centre homes, weekend retreats or superb investment opportunities.

Crescent Court and more widely 'The Crescent' is set to benefit from the proposed improvements to the area by York City Council. The removal of Queen Street bridge plans to create a direct access from The Crescent to York Railway Station, complimenting the proposed vision of the 'York Central' development. For more information please visit: <https://www.yorkcentral.info/about-york-central/>

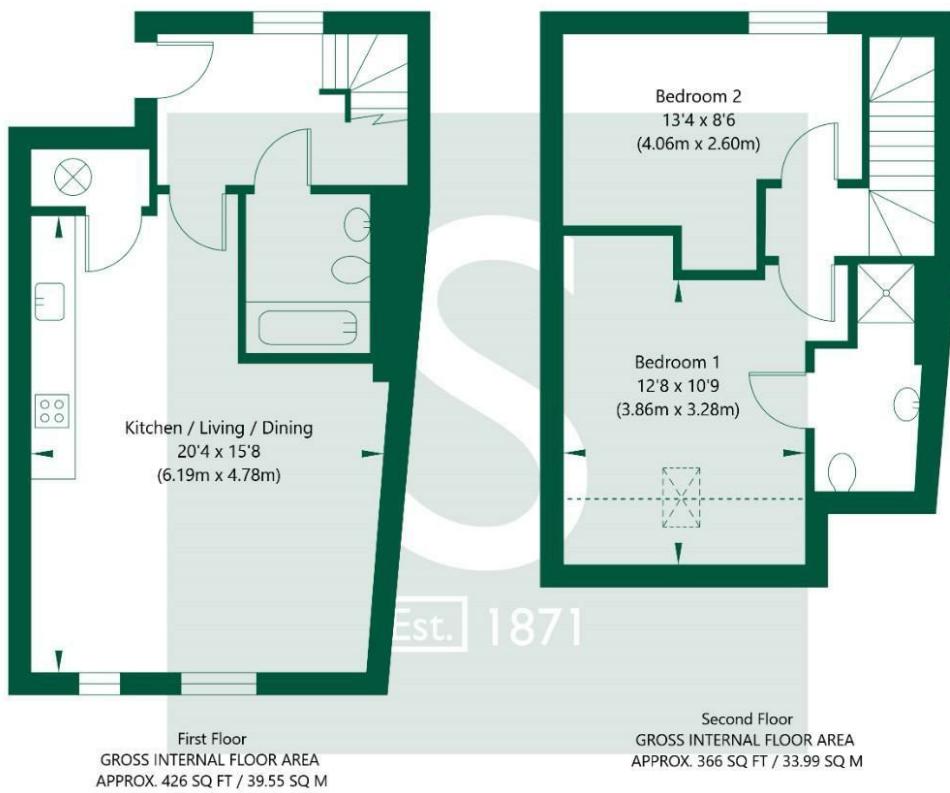
Length of Lease: 999 years from 2022

Service Charge: £988.75 pa

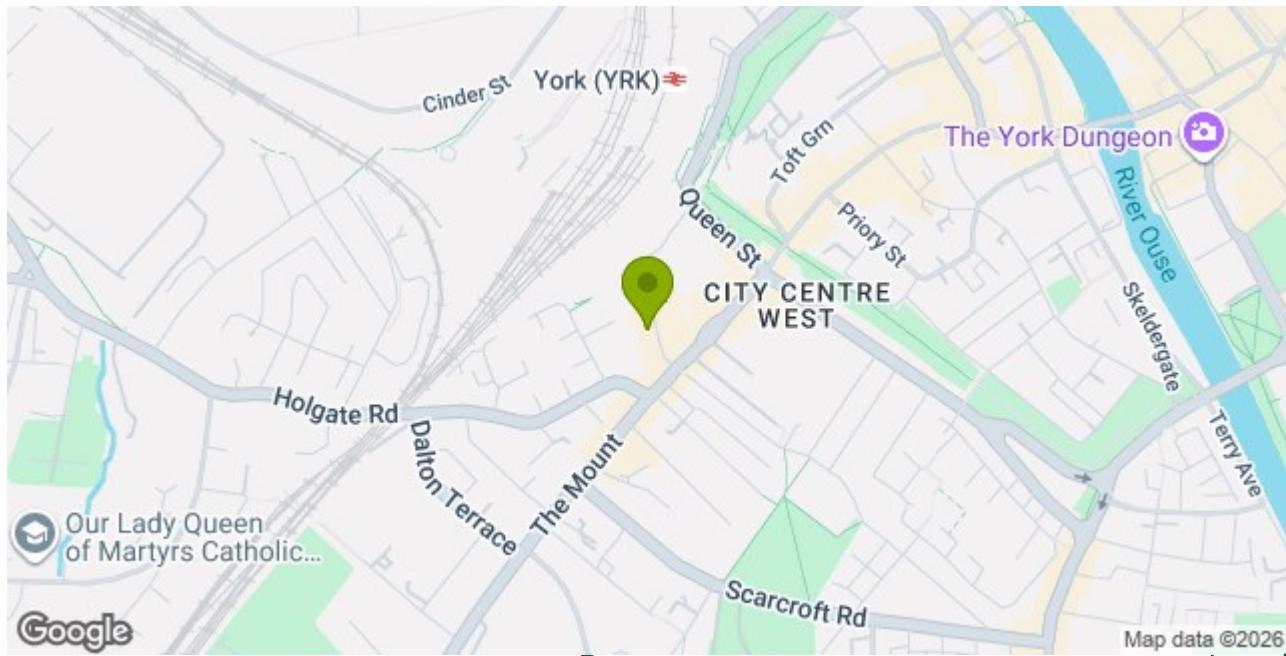
Ground Rent: £0

The properties benefit from an advanced home warranty provided through AHCI

## Crescent Court Apartments, York, YO24 1AW



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 792 SQ FT / 73.54 SQ M  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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