



Biba House, St. Saviours Place, York Offers Over £500,000

A high quality two bedroom, two bathroom city centre apartment. Situated only minutes from the Shambles in a highly sought-after development. Offered for sale with vacant possession and no onward chain and benefitting from secured allocated parking an early viewing is advised.



A communal entrance hall with lift and staircase gives access to this superb first floor apartment. The building benefits from having an on-site concierge who is on hand to help. The property itself opens into an entrance hall with doors leading off to all accommodation.



The kitchen living area is a large spacious room with floor-to-ceiling double-glazed windows spanning the entire side elevation of the room, providing an abundance of natural light. The high-end kitchen features a stylish breakfast bar and range of wall and base units. Top quality built-in appliances include double oven, electric hob, microwave, dishwasher, fridge-freezer, wine fridge and instant hot water tap. The kitchen is well equipped with modern fittings which add a feel of luxury to the apartment.



The spacious living area has plenty of space for seating and a dining area, creating a wonderful open plan living space which is perfect for relaxing aswell as entertaining guests. A separate utility cupboard houses a washer-dryer and heating/air conditioning controls. The apartment also boasts a smart speaker sound system throughout.



Two sizeable double bedrooms with copious fitted wardrobes are accompanied by an en-suite bathroom and shower room respectively - both fully tiled with quality fixtures and fittings, finished to a very high standard.



Externally, the property benefits from a secured allocating parking space to the rear of the building and a useful storage unit in the basement. Offering high-end finishings throughout, this executive apartment is perfect for those looking for stylish living within York City Centre. With open plan living and rooms of a size rare to find in city central apartments, the property is a great opportunity for buyers or investors.

Situated on St. Saviours Place, just off Stonebow, the property offers city centre living at it's finest and is just minutes away from York Shambles and York Minster. Early viewing is advised.

Tenure: Leasehold, Lease: 999 years from 1st Jan 2015, Ground Rent:

£350pa, Management fees: £4706.61pa

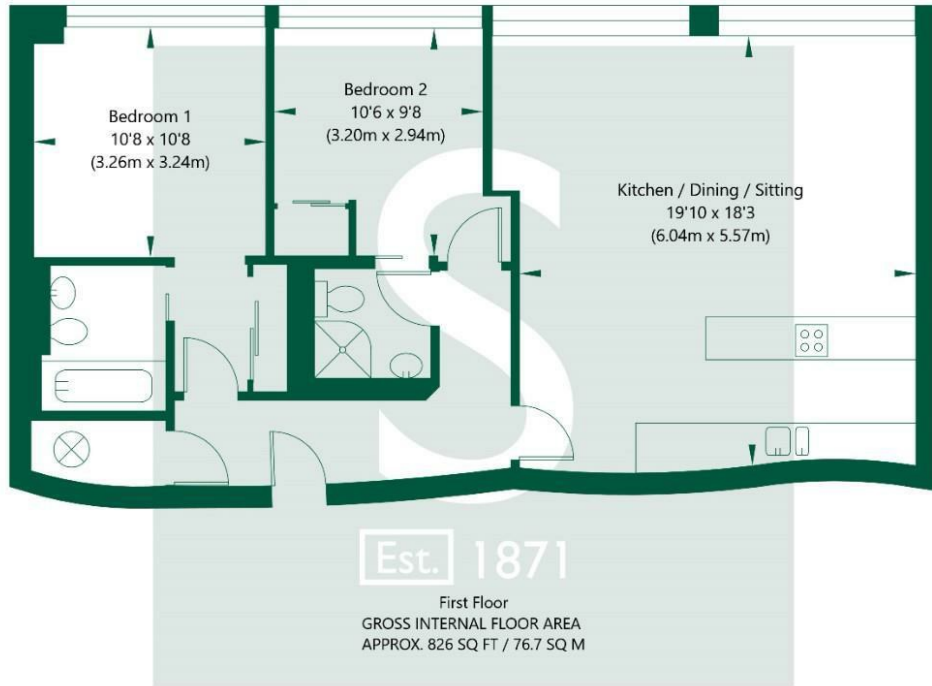
Services: All mains services connected

EPC Rating: 77 - C

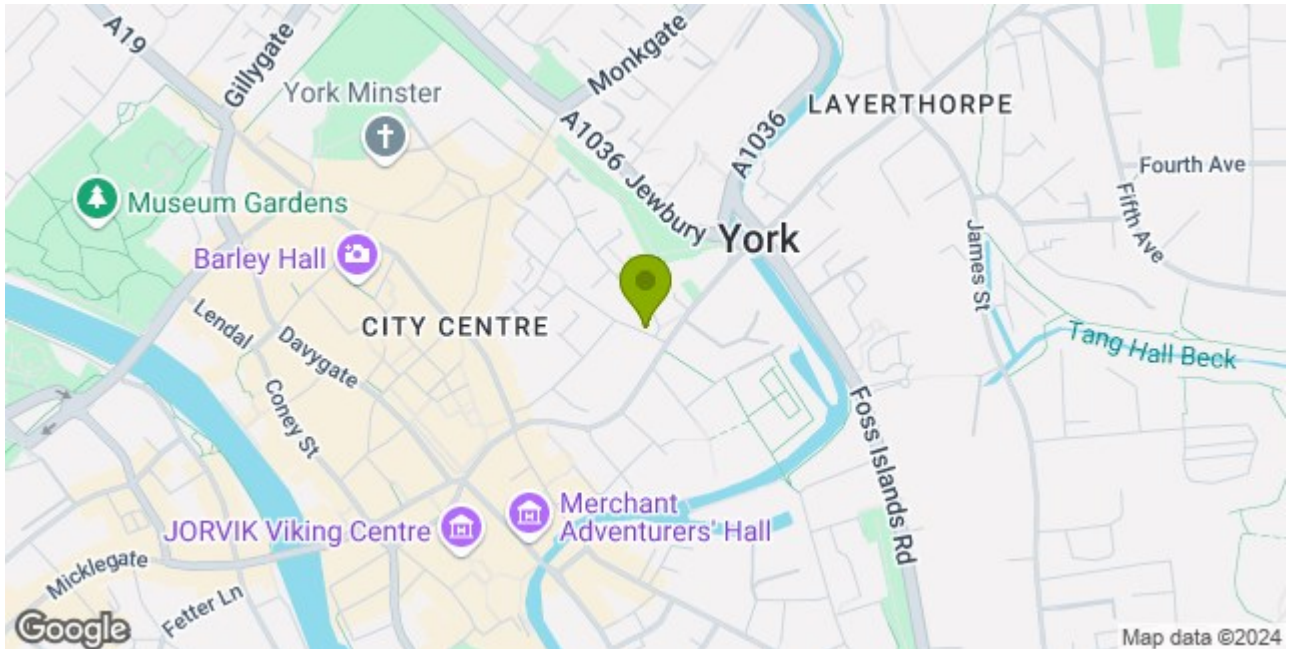
Council Tax: York City Council Band - F

Viewings: Strictly via the letting agent 01904 625533

Biba House, York, YO1 7PJ



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 826 SQ FT / 76.7 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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