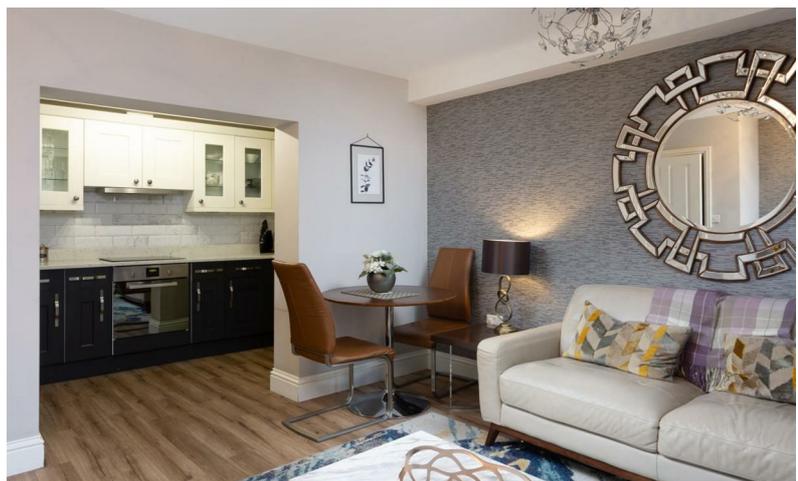


Fishergate, York YO10 4AP

£220,000

Stephensons
estate agents & chartered surveyors



Tucked just a short walk from York's historic city walls, this beautifully presented apartment offers stylish accommodation with its own private entrance and courtyard, creating a quiet and self-contained space within easy reach of the city centre.

Tenure: Freehold
 Broadband Coverage: Up to 1000* Mbps download speed
 EPC Rating: TBC
 Council Tax: TBC - City of York
 Current Planning Permission: No current planning permissions.

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

*Broadband speeds are predicted based on the address entered. You should check with broadband suppliers in your area to confirm your maximum speed available.



The property forms part of the sought-after Bluebridge Court development, accessed via secure gated entry, and has been thoughtfully refurbished in recent years to a very high standard. Offered with no onward chain, the result is a home that feels both contemporary and welcoming, with carefully considered finishes throughout.

Accessed via its own private entrance, the apartment opens into a well-proportioned sitting room which provides a comfortable space to relax. The adjoining kitchen has been fitted with modern units and work surfaces, offering a practical yet stylish space for everyday cooking.

The bedroom sits to the rear of the property and is generous in scale, comfortably accommodating a double bed along with additional furniture and storage. A well-appointed bathroom completes the internal accommodation.

One of the particularly appealing features of this apartment is the private courtyard, providing a pleasant outdoor space rarely found with properties of this type so close to the city centre.

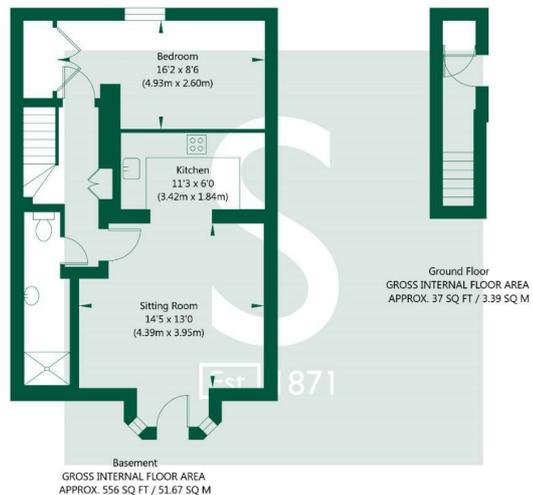
The apartment has most recently been operated as a successful holiday let and is well suited to those seeking an established investment or a flexible city base. Supporting its strong investment credentials, the business has demonstrated consistent performance with average occupancy levels of around 73%. Gross income has reached £28,400 in its strongest year, reflecting sustained demand for high-quality accommodation within easy walking distance of York's historic city centre.

Bluebridge Court sits within approximately a quarter of a mile of York's historic city walls, placing the city centre within easy walking distance. The surrounding area offers a wide range of amenities including independent shops, cafés, restaurants and riverside walks, while York railway station and excellent transport links are also easily accessible.

Leasehold information:

Starting Year of Lease : 2015 – 199 year lease
 Years Remaining on Lease : 188 years
 Service Charges : £2540 per annum
 Ground Rent : £150 per annum

Bluebridge Court, York, YO10 4AP



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 593 SQ FT / 55.06 SQ M
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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