

St. Peters Court, York YO30 6AG

£320,000

**Stephensons**  
estate agents & chartered surveyors

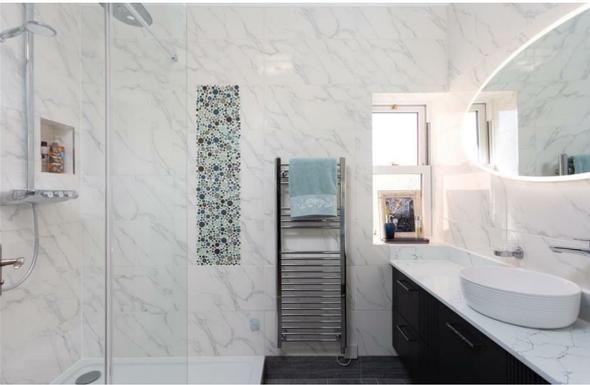


Well positioned within easy reach of York's city centre, this beautifully presented apartment offers stylish and well-balanced accommodation, having been fully refurbished in recent years to a high standard.

Tenure: Leasehold  
Broadband Coverage: Up to 1000\* Mbps download speed  
EPC Rating: C - 74  
Council Tax: D - 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 a purpose-built development and is located on the second floor, creating a particularly light and airy feel throughout, with windows allowing natural light to flow through each of the main rooms.

The accommodation centres around a well-proportioned sitting room, providing a bright and comfortable space to relax. The separate kitchen has been thoughtfully updated with a range of modern units, complemented by quartz work surfaces and integrated appliances, resulting in a sleek and practical space designed for everyday living.

There are two bedrooms, both offering comfortable accommodation and flexibility for a range of uses, whether as sleeping space, a home office or guest room. The shower room is a standout feature, finished to an excellent standard with full tiling and a walk-in shower, creating a clean, contemporary space with a real sense of quality.

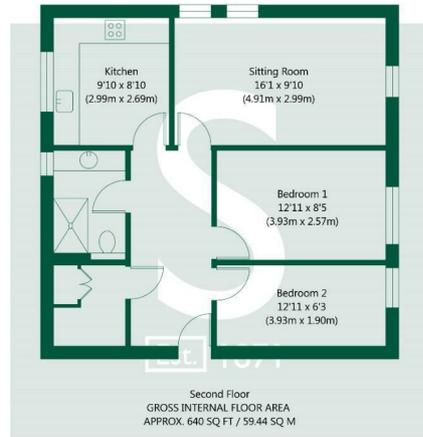
Externally, the property benefits from an allocated parking space, along with access to a large communal garden – a rare and particularly appealing feature for an apartment so close to the city centre, offering additional outdoor space to enjoy.

Offered with no onward chain, the property presents an excellent opportunity for a straightforward purchase.

St Peters Grove is particularly well placed for access into York city centre, with the historic walls and a wide range of shops, cafés and restaurants all within comfortable walking distance. The area also benefits from a selection of local amenities close by, along with well-regarded schooling, making it a practical and appealing location for a variety of buyers. Regular bus routes and good road connections further enhance the accessibility of the area.

Leasehold information:  
Starting Year of Lease : March 2014 – 999 year lease  
Years Remaining on Lease : 987 years  
Service Charges : £1360 per annum.  
Ground Rent : £0 per annum.

St Peters Court, St Peters Grove, York, YO30 6AG



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 640 SQ FT / 59.44 SQ M  
All measurements and fixtures including doors and windows are approximate and should be independently verified.  
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