



## Rowntrees Wharf, Navigation Road, York £180,000

Third floor, two bedroom apartment with parking in the renowned Rowntree Wharf development, within easy walking distance of York City Centre.



Formally a Rowntree factory, Rowntree Wharf offers ideal modern city centre living within a building that is still brimming with character from its former life.

The apartment itself is situated on the third floor of this prestigious development and comprises a large open plan living/dining area with a large window offering plenty of natural light and wonderful views over the River Foss. Off the living room is a kitchen that benefits from a range of wall and base fitted units, built in electric hob, fridge, freezer and space for a washing machine.



The apartment's bedroom accommodation can be accessed from a small internal hallway with two useful storage cupboards. Both bedrooms are well proportioned double rooms with built in wardrobes and windows, again, offering views over the River Foss. Also found off the internal hallway is the bathroom which benefits from a three piece suite briefly comprising a panelled bath with electric power shower over, hand basin and WC.

Crucially the property comes with secured private parking and is offered for sale with vacant possession and no onward chain.

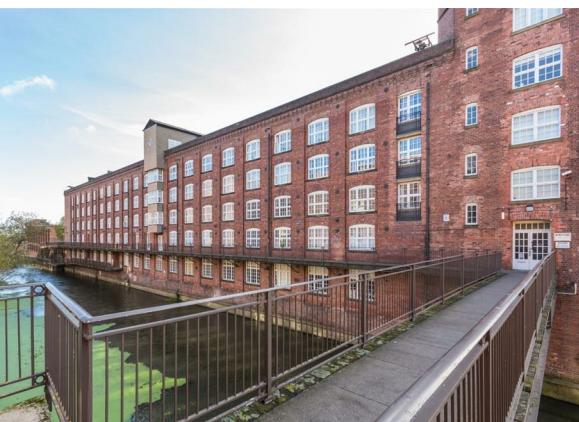
Tenure: Leasehold. 125 years from 1990. Service Charge circa £2500.

Services: Mains Electric, Water, Drainage

EPC: TBC

Council Tax: York – Band D

Viewings: Strictly via the selling agent 01904 625533





NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY  
APPROXIMATE GROSS INTERNAL FLOOR AREA 688 SQ FT / 63.95 SQ M  
All Measurements and fixtures including doors and windows are approximate and should be independently verified.  
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### Partners

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I E Reynolds BSc (Est Man) FRICS
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N J C Kay BA (Hons) pg dip MRICS
O J Newby MNAEA
J E Reynolds BA (Hons) MRICS
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### Associates

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