



**Crescent Court, The Crescent, Off Blossom Street, York  
£200,000**

INVESTMENT OPPORTUNITY - A stunning brand new one bedroom studio apartment located within a stones throw for York railway station and city centre.

## Sold as a going concern

Currently let until June 2026 with a passing rent £992 pcm - information available on request

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 inculpated 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.

Found on the ground floor, this luxury studio apartment offers a good-sized open living space with modern touches throughout. The bed space is to the forefront of the studio, providing ample space for a double bed to fit comfortably. This area is parted from the kitchen/living area with a dividing wall which creates the feeling of a separate space, whilst still being open. In the living area, is the stylish fitted kitchen which is nestled to the corner, to preserve space for a dining table and seating. A large double-glazed window floods the space with natural light, complementing the open and airy feel throughout the studio. The apartment is finished with a contemporary shower room, with low flush WC, pedestal hand wash basin, heated towel rail and walk-in-shower, with smart Herringbone-style tiles and rainfall and handheld showers over.

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

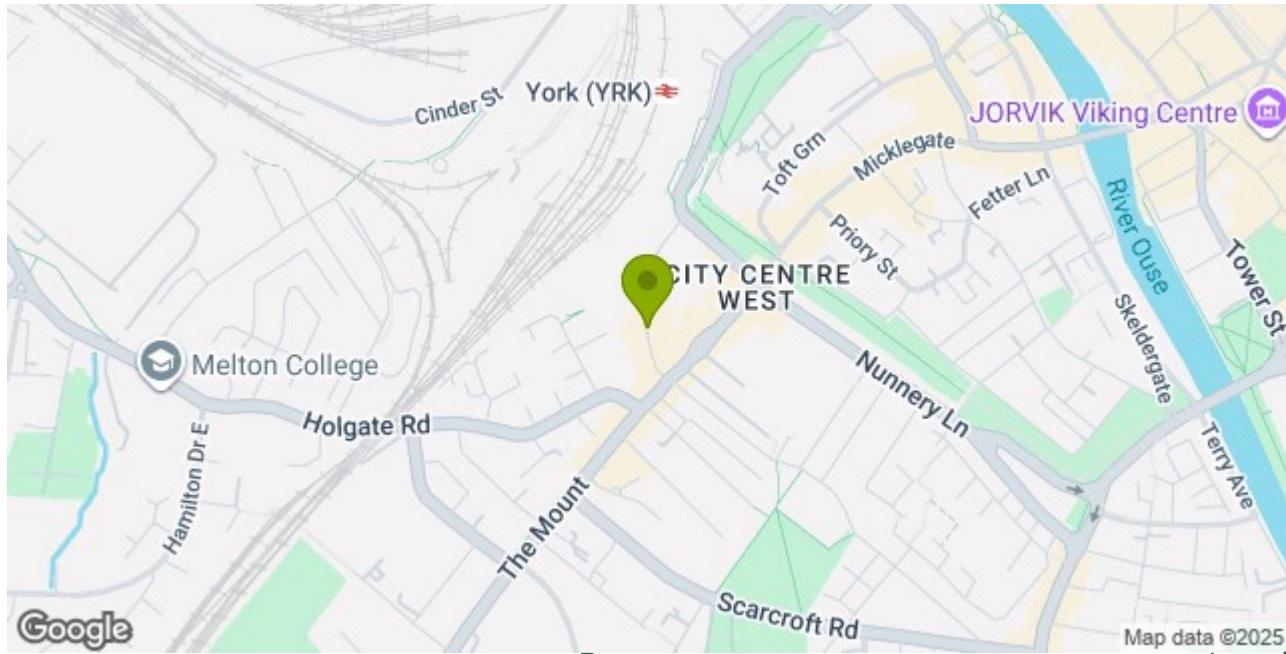
Ground Rent: £0

The properties benefit from an advanced home warranty provided through AHCI



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TOTAL FLOOR AREA: 343 sq ft (31.6 sq m) approx.  
Whilst every effort has been made to ensure the accuracy of the floor plan contained herein, measurements of rooms, windows, doors and any other items are approximate and no responsibility is taken for any inaccuracies or inaccuracy. This plan is not floor plan, it is a guide only and should be used as such by any prospective purchaser. The site, walls, services, fixtures and fittings have not been tested and no guarantee can be given as to their operability or efficiency can be given.  
Made out: Metropix (2023)



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