



15 Fishergate Court Blue Bridge Lane

York, YO10 4AT

Offers Over £260,000



Part of an exclusive walled garden development, Churchills are delighted to offer for sale this two bedroom first floor Apartment with its own private entrance and allocated parking. Set in this highly sought after area of Fishergate the Apartment is well served by various local shops and amenities and is only within a few minutes walk of York City Centre via beautiful riverside walks and excellent road links. The property has access to the beautiful communal gardens and surroundings. The bright and airy living accommodation briefly comprises; entrance door with stairs to first floor hall/ landing, dual aspect lounge overlooking gardens, there is a modern fitted kitchen, double bedroom with fitted wardrobe with en-suite shower room, further double bedroom and family bathroom. To the outside is an allocated parking space, communal bike store and additional storage area as well as the beautiful gardens. An internal viewing is strongly recommended to appreciate the accommodation on offer.

Lounge

French doors onto Juliet balcony overlooking communal gardens. Coving to ceiling, window to front, central heating radiator

Kitchen

Well fitted with an excellent range of base and wall mounted units incorporating roll top surfaces, plumbing for automatic washing machine, electric oven, gas hob, extractor fan, tiled splashbacks, vinyl flooring, window to rear and side, central heating radiator

Stairs to First Floor Landing

Loft access, central heating radiator

Bedroom 1

Fitted wardrobes, window to rear, elevation, central heating radiator





En-Suite Shower Room

Walk-in shower, low level WC, wall hung washbasin, part tiled walls, heated towel rail, vinyl flooring, hot water tank cupboard

Outside

There are beautiful communal gardens and allocated visitor parking

Bedroom 2

Two windows to front elevation, central heating radiator

Family Bathroom

Panelled bath, pedestal wash hand basin, part tiled walls, low level WC, window to front

Lease/Service Charges

Service charge is paid twice per annum. The July - December 2025 charge is £681.32. Leasehold is 999 years with 974 years remaining.

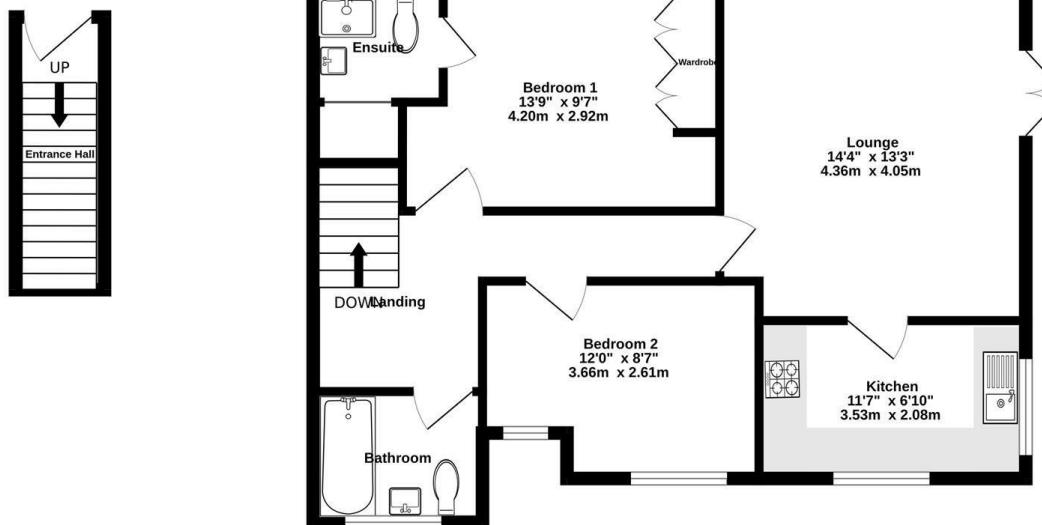
Pepper ground rent



FLOOR PLAN

Ground Floor
46 sq.ft. (4.3 sq.m.) approx.

1st Floor
662 sq.ft. (61.5 sq.m.) approx.

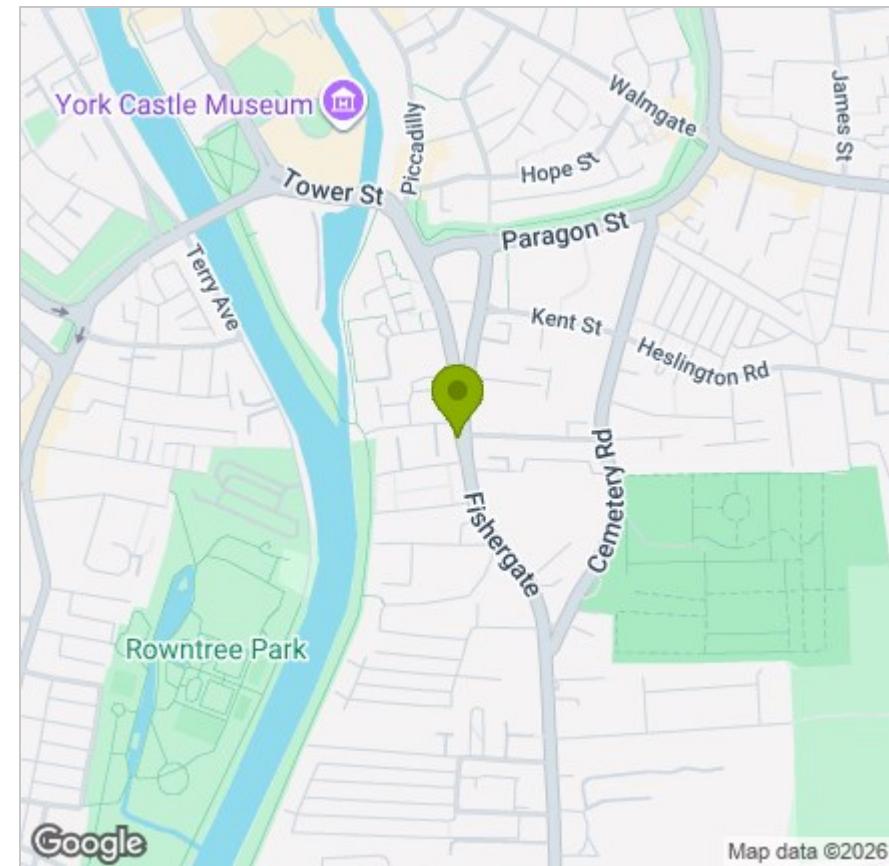


TOTAL FLOOR AREA : 708 sq.ft. (65.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for guidance only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

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LOCATION



EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	78
(55-68)	D	78
(39-54)	E	
(21-38)	F	
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.