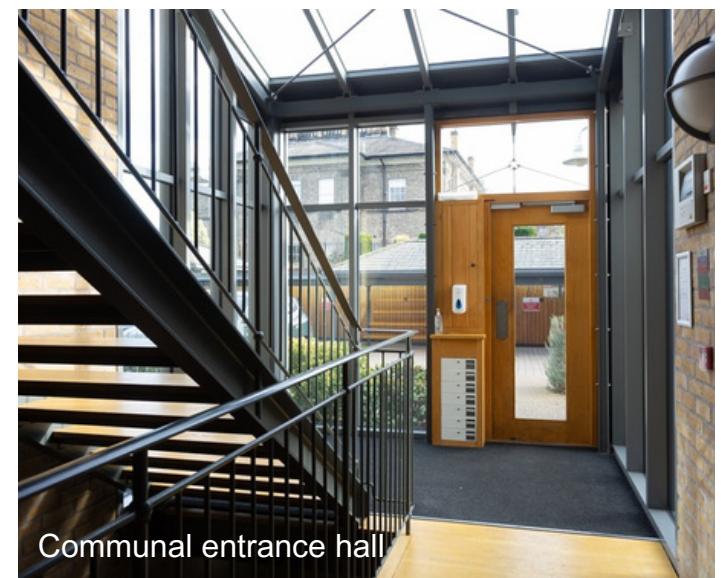


Blenkin
& Co
CHARTERED SURVEYORS



APARTMENT 1 • MARLBOROUGH WHARF • YORK



Communal entrance hall



APARTMENT 1

Marlborough Wharf, York, YO10 4AX

York railway station 1 mile • Leeds 24 miles

Superbly located apartment with parking and gardens just outside York city walls

Entrance hall • kitchen/dining/living room, 2 bedrooms • 2 bathrooms • allocated parking space

For Sale Leasehold



Blenkin
& Co
CHARTERED SURVEYORS

Apartment 1 Marlborough Wharf is part of a small luxury development of 21 apartments built by specialist developers Melhome on a prime site overlooking the river in the popular area of Fishergate. Apartment 1 is a ground floor apartment with private, independent access to the communal courtyards from the French doors in the living room. Its location is superb, lying just a few minutes' walk from the city's many amenities along a leafy riverside path.

- Superb two bedroom, ground floor apartment of some 991 sq ft
- French doors onto lovely courtyard gardens
- Secure allocated parking
- Perfect lock up and leave or for downsizing
- Private patio area looking over the river
- Great access into the city centre
- Vacant with no onward chain

The communal entrance hall contains the staircase and lift.

There is a generous hall giving access to all rooms within the apartment. The well-equipped, modern kitchen has integrated appliances including an electric oven with an induction hob, plenty of natural light and lovely views across the river and the well maintained courtyard gardens. The kitchen is open plan to the sitting/dining room which has fine proportions, a west facing window and French doors opening onto a small patio within a quiet area of the communal courtyard gardens; it enjoys a tranquil outlook across the River Ouse. The principal bedroom has a fitted wardrobe and an en suite wet room. There is a second double bedroom with a door leading to a small walled patio area, a house bathroom, fully tiled with a bath with overhead shower and fitted vanity cupboard.

Outside

To the front, is the secure parking with Apartment 1 having the allocated space marked '1' which is undercover. The attractive courtyard gardens to the rear of the property are low maintenance with cast-iron railings fronting onto the river.

Environs

Marlborough Wharf sits directly behind Fishergate House and is located just off Fishergate/A1036 on the corner of Marlborough Grove. Fishergate is a main thoroughfare into York, a few minutes' walk from the medieval bar and city walls. Marlborough Grove descends gently to the river Ouse and the historic tree-lined riverside promenade that leads into the heart of the city and out to Fulford Ings. Marlborough Wharf is convenient for the city centre, the A64, the outer ringroad, and the A1M leading to the national motorway network.

Important notice 1. No description or information given about the property or its value, whether written or verbal or whether or not in these Particulars ("Information") may be relied upon as a statement or representation of fact. Neither Blenkin & Co nor its Joint Agents have any authority to make any representation and accordingly any Information given is entirely without responsibility on the part of Blenkin & Co or the seller/lessor. 2. Any photographs (and artists' impressions) show only certain parts of the property at the time they were taken. Any areas, measurements or distances given are approximate only. 3. Any reference to alterations to, or use of any part of the property is not a statement that any necessary planning, building regulations or other consent has been obtained. These matters must be verified by any intending buyer/lessee. 4. Any buyer/lessee must satisfy himself by inspection or otherwise as to the correctness of any Information given. **NB:** Google map images may neither be current nor a true representation. Photographs, particulars and showreel: February 2024

Energy Efficiency Rating				
Score	Energy rating	Current	Potential	
92+	A			
81-91	B			
69-80	C			
55-68	D			
39-54	E			
21-38	F			
1-20	G			



Tenure: Leasehold

Ground Rent: £200 per annum

Lease: 999 years from 01/01/2005

Service Charge: Currently £2,585

EPC Rating: C

Services & Systems: All mains services.

Fixtures & Fittings: Only those mentioned in these sales particulars are included in the sale. All others, such as fitted carpets, curtains, light fittings, garden ornaments etc., are specifically excluded but may be made available by separate negotiation.

Viewing: Strictly by appointment

Money Laundering Regulations: Prior to a sale being agreed, prospective purchasers are required to produce identification documents in order to comply with Money Laundering regulations. Your co-operation with this is appreciated and will assist with the smooth progression of the sale.

Local Authority: City of York
www.york.gov.uk

Directions: Leaving York city walls along Fishergate, Marlborough Wharf can be found on the right hand side on the corner of Marlborough Grove.

Apartment 1, Marlborough Wharf, York, YO10 4AX



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 991 SQ FT / 92.09 SQ M

All measurements and fixtures including doors and windows are approximate and should be independently verified.

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Riverside walkway



City

Country

Coast