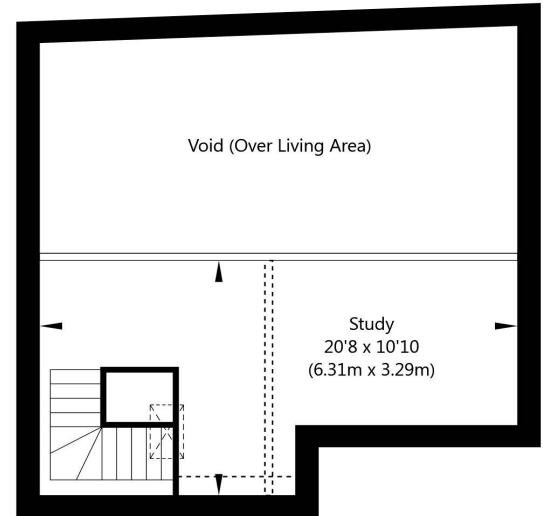


First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 830 SQ FT / 77.06 SQ M



Second Floor - (Excluding Void)
GROSS INTERNAL FLOOR AREA
APPROX. 193 SQ FT / 17.89 SQ M



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 1023 SQ FT / 94.95 SQ M - (Excluding Void)
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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**LANCASTER
SAMMS**

A high specification apartment, in a stunning loft style conversion, occupying a unique position with the city walls.

The apartment is accessed via a stylish communal entrance hall with, via a secure entry system leading to a sweeping staircase. The two-bedroom apartment forms part of the exclusive Piccadilly Lofts development converted in 2014 by local developers Northminster.

The property is entered via a hallway which leads into a stylish open plan kitchen / living room with solid oak flooring throughout, high vaulted ceilings and exposed industrial style steel beams. The contemporary kitchen boasts shaker style units complemented by wooden work surfaces as well as granite work surface with sink, a full complement of integrated appliances including Grohe kettle tap, dishwasher, eye level oven and grill, hob surface with extractor and wine cooler. Directly off the kitchen is the living area with ample space for seating and further furnishings. There is also dedicated space for a dining table and chairs. This fabulous sociable setting has windows providing views over the River Foss which have been fitted with plantation shutters. Stairs lead to a spacious mezzanine providing a useful study area, ideal as we all become more accustomed to homeworking.

The master bedroom benefits from fitted wardrobes and a contemporary en-suite shower room. Along the hallway is a second double bedroom, again with fitted wardrobes. The house bathroom includes a separate shower and bath, WC and wash basin and boasts Bluetooth shower and heated mirrors. A handy utility room with provisions for washing machine and tumble dryer completes the internal living accommodation.

The apartment has parking for two cars in the garage below along with a useful storage unit.

In summary a modern and stylish apartment in a much sought-after location within York City Centre.

LOCATION

The property is located in an enviable position along the River Foss, in the heart of York. There is an abundance of amenities on your doorstep, including a wide variety of restaurants and shops, two theatres and several gyms.

York's mainline railway station includes regular services to London, Edinburgh and Manchester.

LEASE INFORMATION

Lease Length remaining 244 years approximately.

Ground Rent £250 P/A