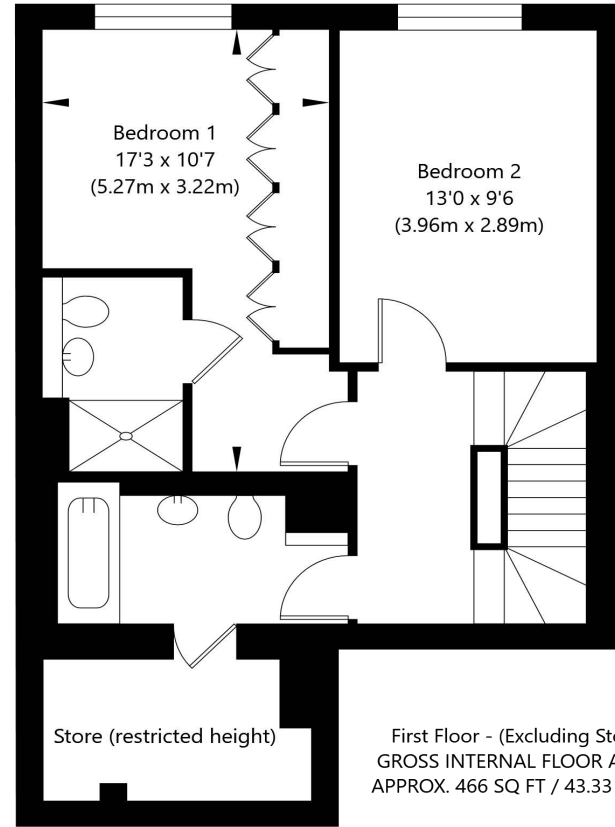


Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 471 SQ FT / 43.72 SQ M



First Floor - (Excluding Store)
GROSS INTERNAL FLOOR AREA
APPROX. 466 SQ FT / 43.33 SQ M



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 937 SQ FT / 87.05 SQ M
All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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**LANCASTER
SAMMS**

This spacious and well-appointed two bedroomed duplex apartment is situated in one of York's most exclusive developments, in a much sought after residential area, close to York Racecourse.

The duplex apartment is on the ground floor of this iconic building accessed via the impressive Art Deco communal entrance hall and benefitting from an onsite concierge.

Internally the apartment comprises of an inner hallway, two storage cupboards and a powder room leading in to a modern open plan kitchen and living room. The kitchen has a range of matt white base and wall units with quartz tops and a breakfast bar. The Neff appliances are all integrated and include oven and hob, dishwasher, washer/dryer, microwave and fridge freezer. A useful waste disposal is also included. The large open plan living area is greatly enhanced by two sets of attractive full height French doors leading on to the patio.

To the first floor there are two good sized double bedrooms, the master boasting a range of built-in wardrobes and an en-suite shower room. The main bathroom is fitted with a shower over the bath, sink, WC and built-in vanity storage. There is also a very generous storage cupboard off the bathroom.

The apartment benefits from a spacious private terrace which enjoys the pleasant evening sun, and the development also includes large south facing communal gardens and a small playpark for the enjoyment of the residents. There are two allocated parking spaces and visitor parking.

In summary, this exclusive ground floor apartment is superbly located and immaculately presented and appointed, perfect for those looking for a generously proportioned luxury apartment close to the city, with the benefit of plentiful private outside space.

LOCATION

The apartment is located in the incredibly popular Bishopthorpe Road area of York, which has an award winning High Street and was voted by The Times as "one of the UKs coolest places to live". There is well known parade of independent shops and cafes along with pedestrian access to some of Yorks most stunning green spaces including the world famous Knavesmire and Rowntree Park.

DIRECTIONS

Leaving York along Fishergate, following the road around a sharp right turn, over Skeldergate Bridge and along Bishopthorpe Road, the development is on the right hand side after the turning for Campleshon Road.