



WISHART
ESTATE AGENTS

Apartment 6
Foss Place
Foss Islands Road
York
YO31 7AF
£137,000

- Modern one bedroom apartment
- Ground floor
- Stylish kitchen with appliances
- Double bedroom

- Riverside walk
- City centre location
- Only three years old
- INVESTMENT OPPORTUNITY



Part of the renovated Foss Place development, this is a fantastic opportunity to purchase a modern and stylish base within the city centre. A ground floor apartment, close distance to riverside walks, the historic city walls and vast local amenities.

Located within the recently renovated development of Foss Place, this stylish, one bedroom apartment offers a perfect base within the city centre. Tucked away off Foss Island's Road, the ground floor apartment is accessed via secure gates and code accessed front door.

The apartment can be found through an additional fire door, towards the rear of the ground floor. Individual post-boxes can be found in the entrance hall and the common areas of the development are well presented and maintained.

On entering, the kitchen and living area open up to provide a bright and airy, social space. The kitchen is fitted with modern and stylish wall and base units in a combination of matt grey and timber effect grey which complement each other perfectly, alongside the contrasting work tops. Integral appliances include a Zanussi

electric oven and hob with pull out extractor hood over, microwave, under counter fridge freezer and washing machine. A vinyl floor distinguishes the kitchen from the reception area.

The living area offers ample space for furniture and a large window allows for plenty of light. An electric heater is fitted to the wall and spotlights to the ceiling are in keeping with the modern appearance of the apartment.

From the front door, and to the side of the kitchen, two further doors lead you to the bedroom and shower room.

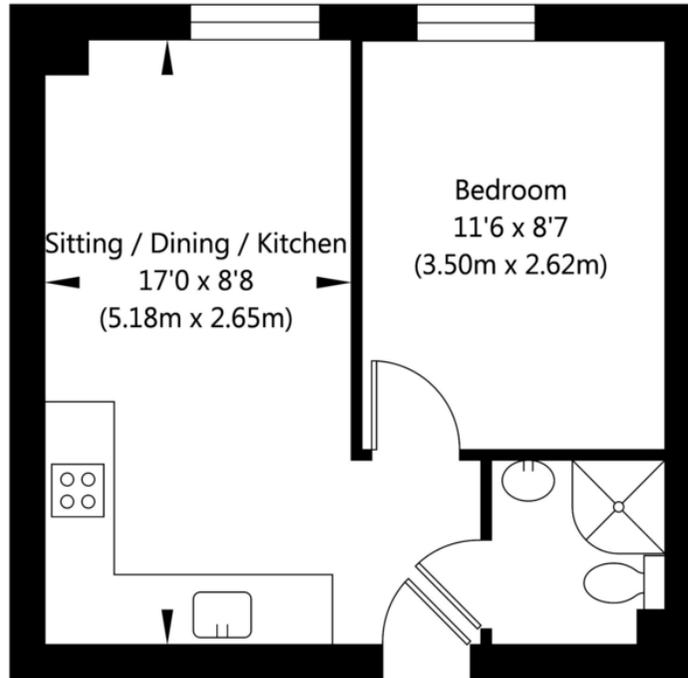
The double bedroom is fitted with mirrored wardrobes and, like the lounge, a large, modern black window allows for plenty of light. The shower room is fitted with a modern, white three piece suite comprising; low level WC, pedestal hand basin and corner shower unit. Neutral tiling, heated towel rail, shelving for storage and a mirrored cabinet complete the room.

The apartment is ideal for a professional seeking easy access to the beautiful city of York on a daily basis and the Railway Station, just one mile away. Alongside the many amenities of the city, the property is

conveniently located close to Waitrose and Morrisons and the further amenities of Foss Islands Retail Park. Riverside walks and the historic city walls are just a stone's throw away and public transport links to out of town retail parks and beyond are a short walk from the property.

LEASE INFORMATION Length of lease: 250 years from 25 March 2016
Ground rent: £300 Per year
Service charge: £1,200
Management company: Mainstay Management Company Tel: 01905 364098
Suitable for long-terms lets only.





Ground Floor
GROSS INTERNAL FLOOR AREA
APPROX. 299 SQ FT / 27.74 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 299 SQ FT / 27.74 SQ M

All Measurements and fixtures including doors and windows are approximate and should be independently verified.
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COUNCIL TAX BAND

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TENURE

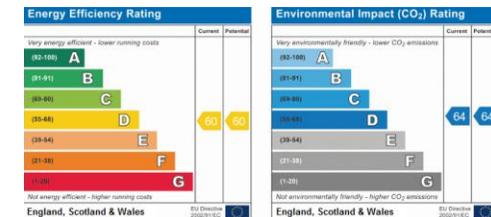
Leasehold (250 Years)

LOCAL AUTHORITY

York City Council

DIRECTIONS

Leaving York City Centre on Walmgate towards the A1079 Hull Road, turn left as you pass under Walmgate Bar (the City walls) onto the A1036 (inner ring road) / Foss Island's Road. Continue on this road past Waitrose on your right hand side and continue through the traffic lights past Foss Island's Retail Park and Morrisons on your right. Driving past Halfords, Foss Place is your next right hand turn.



OFFICE

Wishart Estate Agents

Wilton House
Station Road
Tadcaster
North Yorkshire
LS24 9SG

T: 01904 404558

E: info@wishartestateagents.co.uk

W: www.wishartestateagents.co.uk

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements.

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