



RIVERSIDE APARTMENT WITHIN THE CITY WALLS

1 PICCADILLY LOFTS,
PICCADILLY, YORK, YO1 9NX

Leasehold



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Open plan living/dining/kitchen ♦ study area ♦ master bedroom (en suite) ♦ guest bedroom ♦ shower room ♦ utility room ♦ allocated storage unit ♦ 2 parking spaces ♦ solar thermal heating ♦ EPC rating = C

Situation

This small select secure development occupies a unique and enviable position, tucked away in the heart of York city centre.

The apartment is ideally placed within the city walls with an abundance of amenities on the doorstep including a variety of excellent shops and fantastic restaurants, York racecourse and 2 theatres.

Only a short walk away is York's mainline railway station which offers regular services to major cities including Manchester, Edinburgh and London with some journeys taking less than 2 hours to Kings Cross.

Description

1 Piccadilly Lofts is a superb first floor apartment overlooking the River and the historic Clifford's Tower in this luxury conversion of a period building within the city walls.

The apartment is a bright and spacious with a contemporary feel and yet full of character and charm, offering the best in city living.

This quality and well-presented apartment has been designed to provide flexible and versatile accommodation. The open plan kitchen leads to the sitting room/dining area creating an ideal home to entertain.

In addition there is secure parking for 2 cars and a sizeable storage unit.

Outgoings:

Mains water, electricity and drainage. Electric heating.

Viewing:

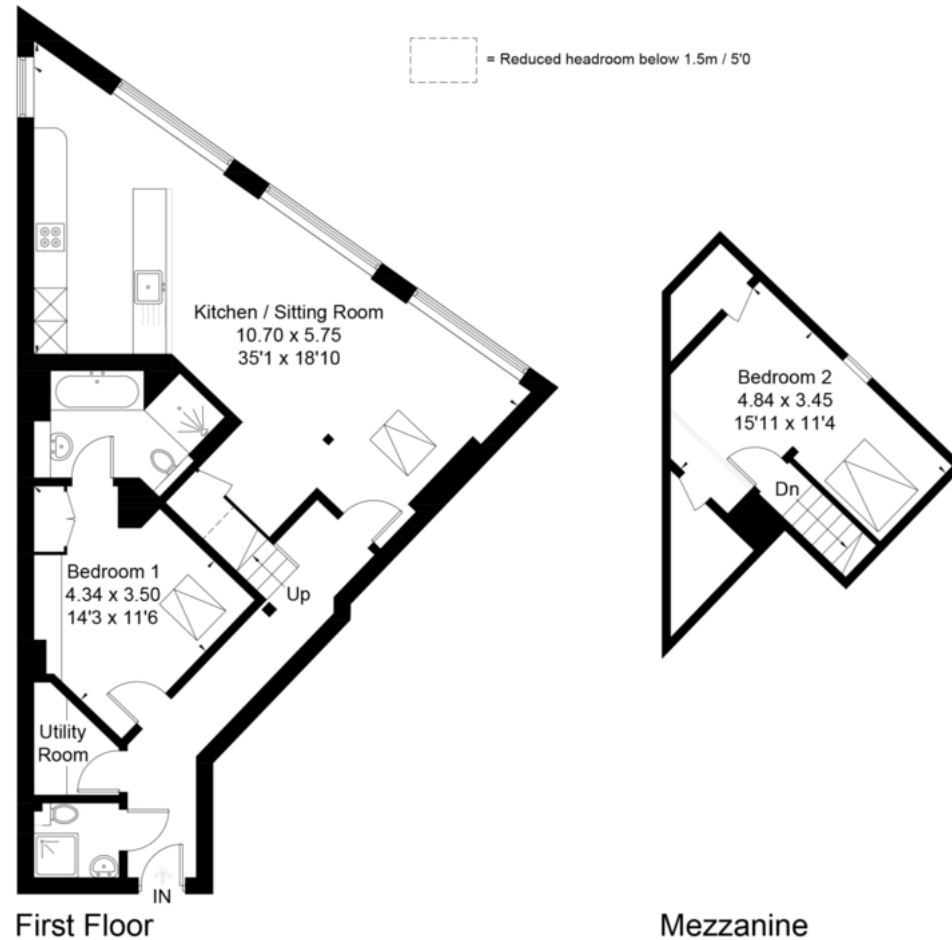
Strictly by appointment with Savills





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Gross Internal Area (approx) = 94.9 sq m / 1021 sq ft
 For identification only. Not to scale.
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-100) A		
(81-91) B		
(69-80) C	76	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England, Scotland & Wales	EU Directive 2002/91/EC	

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