

5, Fossbridge House, York, YO1 9SY

Guide price £495,000

2 2 1

PRIME RESIDENTIAL









5 Fossbridge House

SUBSTANTIAL CITY CENTRE APARTMENT IN THE HEART OF YO1 WITH SECURE PARKING AND LIFT SERVICE.

A substantial city centre apartment in excess of 1100 square feet ideally positioned in the heart of YO1. This enviably quiet position could not be more convenient; just off Walmgate, York's premier area for sophisticated socialising and eating out. This significant 2 bedroom apartment commands attention with dramatic full height windows, tall ceilings and generous lofty living spaces.

One of just 6 apartments within the iconic former Stubbs building, the apartment benefits from full lift service and secure undercroft parking.

Entrance hall, sitting room and dining kitchen, 2 double bedrooms, master with en suite shower room, bathroom, secure parking. Lift service.

DESCRIPTION

Enjoying a superb position in the very heart of Fossbridge and within the iconic former 'Stubbs' building, this stunning 2 bedroom apartment is one of just 6 individual properties converted in 2007. The apartment is spacious and well-designed with a significant living area which features dramatic full height windows and unrivalled views along Fossbridge with its artisan shops and restaurants, towards York MInster.

Finished to the highest standard , the apartment has two large bedrooms (master ensuite), a generous and impressive entrance hall, useful store cupboard and separate shower room. The interiors were designed by Carolyn Parker of Harrogate and the contemporary bathrooms are by Ben de lisi.

In addition to the stylish and significant living space, the apartment benefits from full lift service
and secure undercroft parking.

Fossbridge is one of York's best city centre addresses. Ideally situated in the very heart of the vibrant foodie quarter, it enjoys an unusually quiet position with some of York's best shops, restaurants and independent bars on its doorstep. Large enough to be a comfortable primary residence, the apartment works equally well as a lock up and leave/second home, or rental opportunity.



- **Exceptional City Centre Apartment in excess of 1100 Square Feet**
- **Significant living space with 2 generous bedrooms**
- **Magnificent Sitting Room with Large Feature Windows**
- **Contemporary Kitchen with quality Appliances**
- **2 Luxury Bathrooms**
- **Beautifully Presented and Finished to a High Specification**
- **Boutique Collection of Just 6 Quality Apartments**
- **Ideal Position in the Heart of Walmgate**
- **Full Lift Service and Secure Undercroft Parking**
- **Ideal as Main Residence, Second Home or Rental Opportunity**

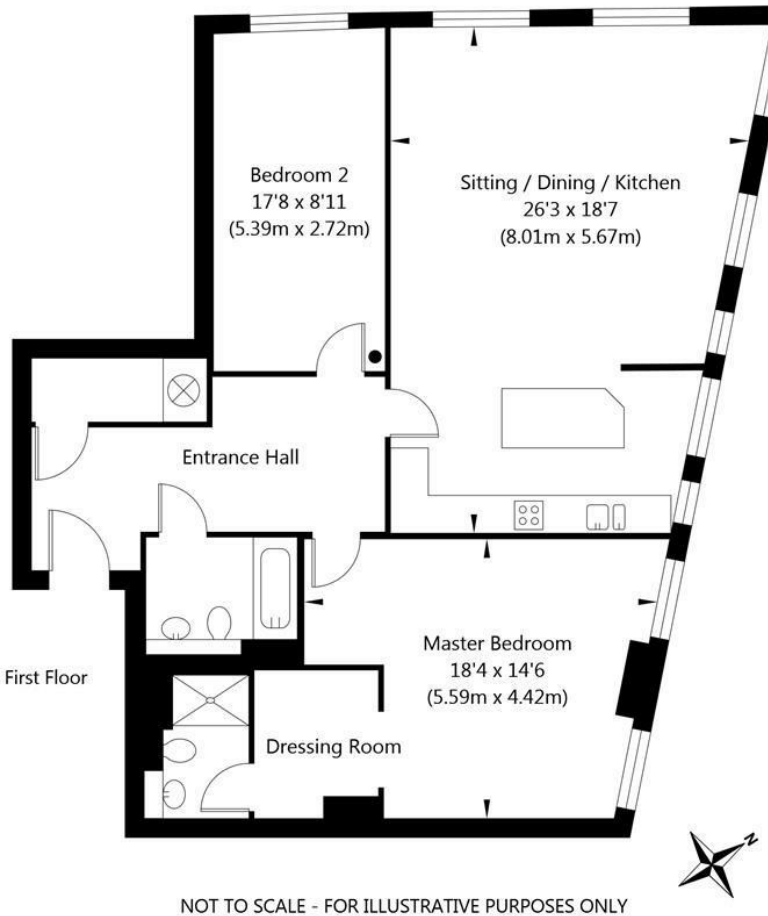




Leasehold

Flat 5 Fossbridge House, Walmgate , York, YO1 9SY

APPROXIMATE GROSS INTERNAL FLOOR AREA
1172 SQ FT / 108.86 SQ M



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
All Measurements and fixtures including doors and windows are approximate and should be independently verified
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