

Fishergate, York YO10 4AP

£220,000

Stephensons
estate agents & chartered surveyors



Tucked just a short walk from York's historic city walls, this beautifully presented apartment offers stylish accommodation with its own private entrance and courtyard, creating a quiet and self-contained space within easy reach of the city centre.

Tenure: Freehold
 Broadband Coverage: Up to 1000* Mbps download speed
 EPC Rating: TBC
 Council Tax: TBC - City of York
 Current Planning Permission: No current planning permissions.

Imagery Disclaimer: Some photographs and videos within these sales particulars may have been digitally enhanced or edited for marketing purposes. They are intended to provide a general representation of the property and should not be relied upon as an exact depiction.

*Broadband speeds are predicted based on the address entered. You should check with broadband suppliers in your area to confirm your maximum speed available.



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The property forms part of the sought-after Bluebridge Court development, accessed via secure gated entry, and has been thoughtfully refurbished in recent years to a very high standard. Offered with no onward chain, the result is a home that feels both contemporary and welcoming, with carefully considered finishes throughout.

Accessed via its own private entrance, the apartment opens into a well-proportioned sitting room which provides a comfortable space to relax. The adjoining kitchen has been fitted with modern units and work surfaces, offering a practical yet stylish space for everyday cooking.

The bedroom sits to the rear of the property and is generous in scale, comfortably accommodating a double bed along with additional furniture and storage. A well-appointed bathroom completes the internal accommodation.

One of the particularly appealing features of this apartment is the private courtyard, providing a pleasant outdoor space rarely found with properties of this type so close to the city centre.

The apartment has most recently been operated as a successful holiday let and is well suited to those seeking an established investment or a flexible city base. Supporting its strong investment credentials, the business has demonstrated consistent performance with average occupancy levels of around 73%. Gross income has reached £28,400 in its strongest year, reflecting sustained demand for high-quality accommodation within easy walking distance of York's historic city centre.

Bluebridge Court sits within approximately a quarter of a mile of York's historic city walls, placing the city centre within easy walking distance. The surrounding area offers a wide range of amenities including independent shops, cafés, restaurants and riverside walks, while York railway station and excellent transport links are also easily accessible.

Leasehold information:

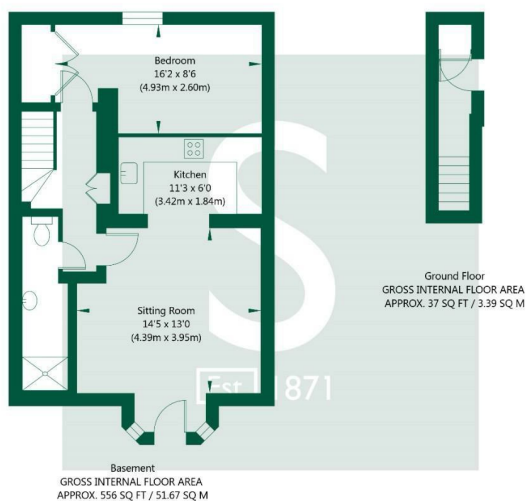
Starting Year of Lease : 2015 – 199 year lease

Years Remaining on Lease : 188 years

Service Charges : £2540 per annum

Ground Rent : £150 per annum

Bluebridge Court, York, YO10 4AP



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 593 SQ FT / 55.06 SQ M
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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