Stonegate Court, Blake Street, York

£240,000

Stephensons
estate agents & chartered surveyors

Blake Street, York YO1 8QF

Est. 1871

£240,000

Positioned in the very heart of York within the historic city walls, this stylish two-bedroom, two-bathroom apartment offers over 870 sq. ft. of beautifully proportioned accommodation, complemented by a private terrace and wonderful views towards York Minster offered for sale with no chain.

Occupying an enviable position in the very heart of York, this exceptional two-bedroom apartment offers a rare opportunity to enjoy sophisticated city living within the historic city walls, with views towards the magnificent York Minster. Set above the vibrant surroundings of Blake Street, the property places some of the city's finest restaurants, independent shops, cafés and cultural attractions quite literally on the doorstep, while offering a wonderfully peaceful retreat from the bustle below.

Stonegate Court is a distinctive development, approached via either lift or staircase, opening onto an attractive communal terrace where elevated views across the rooftops towards York Minster provide an immediate sense of just how special this location is. Despite its remarkably central setting, the apartment enjoys a surprising feeling of privacy and tranquillity, creating a serene haven amongst the historic streets of the city.

Extending to over 870 sq. ft., the apartment is notably generous for a two-bedroom city centre home. The accommodation has been thoughtfully designed around modern living and a quality fitted kitchen with integrated appliances and granite worktips, with two well-proportioned double bedrooms complemented by two bathrooms, making the property equally well suited to a permanent residence, luxurious city base or high-quality investment.

Tenure: Leasehold
Length of lease - 101 years remaining
Ground rent - £600.41 per annum
Service charge - £1853.87 per annum

Services/Utilities: Mains Electricity, Water and Sewerage are understood to be connected
Broadband: Up to 1000 Mbps* download speed
EPC Rating: C - 69
Council Tax: C - North Yorkshire Council
Current Planning Permission: No current valid planning permissions

*Download speeds vary by broadband providers so please check with them before purchasing.

One of the apartment's most appealing features is its private terrace, which can be accessed directly from both the principal bedroom and living room. This valuable outside space provides the perfect setting for a morning coffee, relaxed evening drinks or simply enjoying a quiet moment above the city, a particularly rare luxury for a property in such a central York location.

The position is difficult to rival. York Minster is just moments away, while Stonegate, Parliament Street and the wider city centre are all immediately accessible on foot. York Railway Station is also within comfortable walking distance, providing excellent mainline connections to London, Leeds, Manchester and Edinburgh and making the apartment particularly attractive for those looking to combine city-centre living with convenient national travel.

With its generous proportions, two double bedrooms, two bathrooms, private outside space and an exceptional position in the shadow of York Minster, Stonegate Court represents a genuinely distinctive opportunity within York's property market. Whether sought as a stylish principal residence, a lock-up-and-leave city home or an investment in one of York's most desirable locations, properties offering this combination of space, setting and lifestyle are seldom available.

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In accordance with Anti-Money Laundering Regulations, we are required to carry out identity and anti-money laundering checks on all purchasers. A non-refundable fee of £30 + VAT (£36 including VAT) per purchaser is payable for these checks. The fee must be paid before we can issue a Memorandum of Sale to the solicitors and is non-refundable should the purchase subsequently not proceed.

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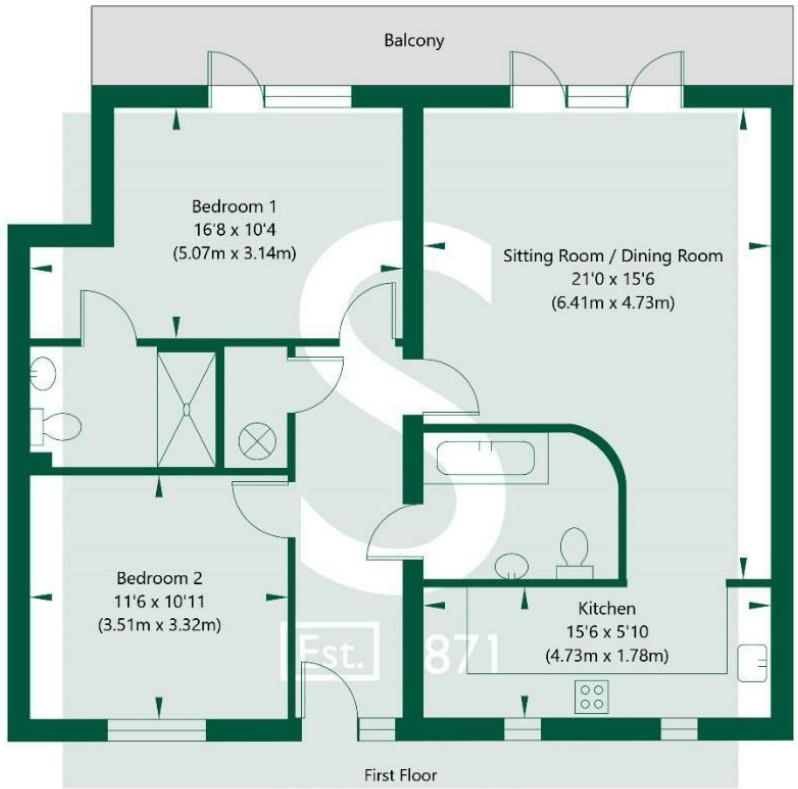

First Floor
GROSS INTERNAL FLOOR AREA
APPROX. 876 SQ FT / 81.4 SQ M

NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
APPROXIMATE GROSS INTERNAL FLOOR AREA 876 SQ FT / 81.4 SQ M
All measurements and fixtures including doors and windows are approximate and should be independently verified.
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