



**1 PICCADILLY LOFTS, YORK**  
£439,000

**Carter Jonas**



# PICCADILLY, YORK, YO1 9NX

Piccadilly Lofts is an award-winning high quality select development of just 10 residential apartments, located within the city walls of York city centre overlooking the river Foss with views towards Cliffords Tower.

Individual designed this fantastic two-bedroom two-bathroom apartment has a truly unique feel with high quality finishes throughout including a handmade kitchen by Richard James Handmade, Siemens appliances, wine fridge, all sanitary ware by Kohler, oak flooring, solar thermal panels, underfloor bathroom heating and secure basement car parking for 2 cars

Upon entering the apartment through a spacious hall, you will find all the property has to offer, revealing a beautifully bright open plan living space complete with magnificent views towards Clifford's Tower over the River Foss.

The master bedroom features built-in wardrobes and dressing table area with door through to a luxurious en suite bathroom. The second bedroom is accessed from the reception hall via a staircase leading to the first floor. A charming guest bedroom with large window. A second shower room can be found on the lower level.

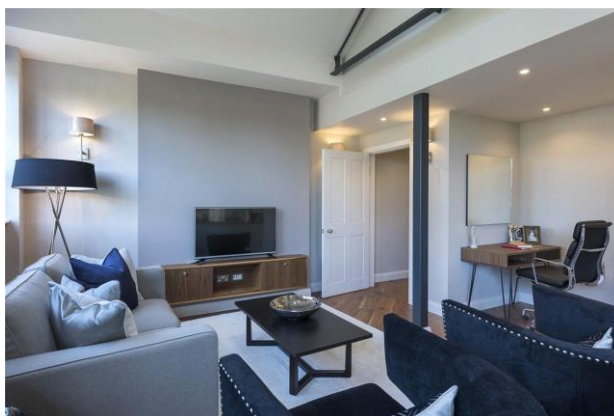
Within the basement of this development are two secure off street tandem parking spaces accessed via electric doors. The basement parking can also be accessed via the lift from the apartment.

Sitting in a prime city centre location, on the banks of the River Foss within the Central Historic Core, this riverside neighbourhood combines modern cool with ancient charisma. With an impressive array of restaurants and bars and high speed transport links to London, Manchester and Edinburgh, York is one of the UK's most popular destinations

This exclusive and highly bespoke 2 bedroom duplex is currently Tenanted and achieving excellent rental income. EPC:C

- Entrance Hall
- Open Plan
- Kitchen/Dining/Living Area
- Study Area
- Master Bedroom ( En-Suite )
- Guest Bedroom
- Shower Room
- Utility
- Basement Storage
- 2 Secure Parking Spaces

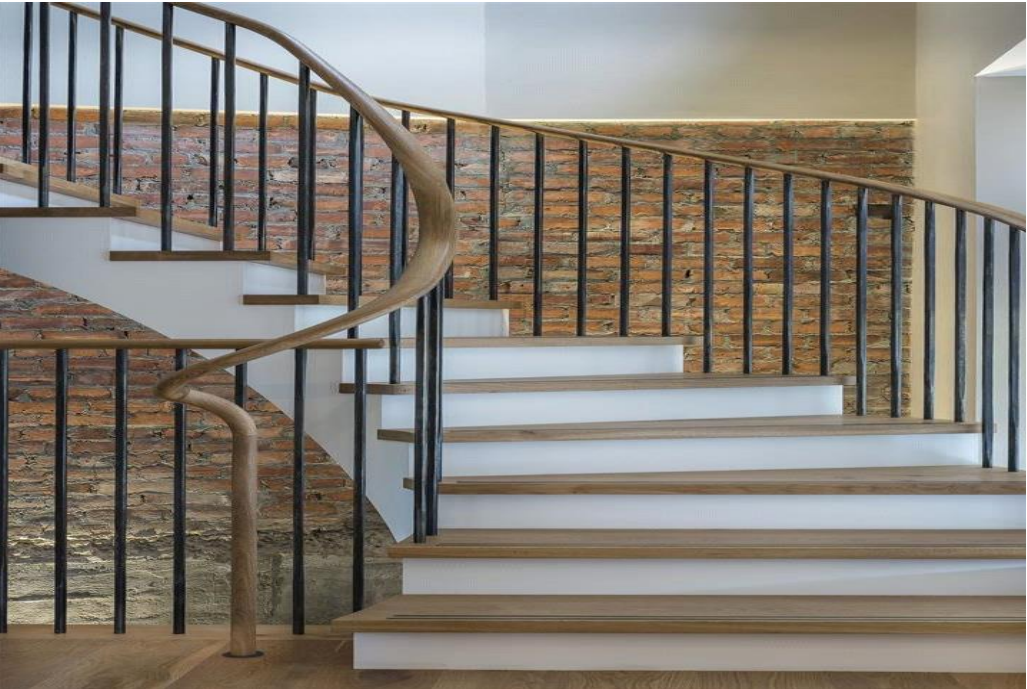
**A UNIQUE TWO BEDROOM DUPLEX APARTMENT SITUATED WITHIN THIS AWARD WINNING CITY CENTRE DEVELOPMENT WITH THE BENEFIT OF 2 SECURE UNDER CROFT PARKING SPACES.**











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#### **IMPORTANT INFORMATION**

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**Classification L2 - Business Data**