



MARLBOROUGH GROVE, YORK
Offers in Excess of £425,000

Carter Jonas

MARLBOROUGH GROVE, YORK, YO10 4AX

We are delighted to bring to market a stunning two-bedroom ground-floor apartment at Marlborough Wharf. Boasting 991 sq ft of elegant living space, this apartment is located just a short riverside stroll away from York's vibrant city centre and combines convenience with serene surroundings.

Step inside to a welcoming entrance hall that leads to the spacious, open-plan kitchen/dining/living room, featuring integrated appliances, an induction hob, and ample natural light. The living area opens onto a patio, perfect for relaxing by the River Ouse. The principal bedroom includes a fitted wardrobe and a luxurious ensuite shower room. The second double bedroom offers access to a charming walled patio, complemented by a fully tiled house bathroom with a modern bath and overhead shower.

The apartment also benefits from a secure, allocated undercover parking space. Marlborough Wharf is ideally located south of the city centre and offers excellent access to York along the riverside. With the added benefit of nearby access to York railway station, just a mile away, this apartment perfectly blends accessibility with an idyllic riverside setting.

- Lease length 999 years from 2005
- Service charge: Vendor advises it is £2,585 pa
- Ground rent: £200 pa

TENURE Leasehold

LOCAL AUTHORITY City of York Council

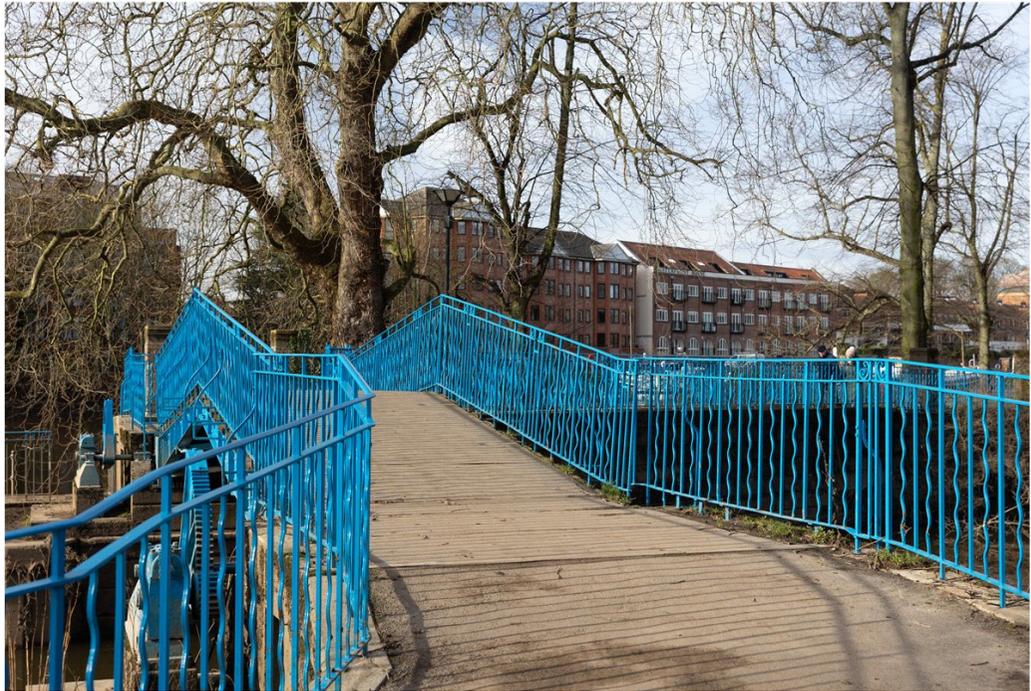
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GROUND FLOOR APARTMENT WITH SECURED PARKING, LOCATED SOUTH OF THE CITY, OFFERING AN ENJOYABLE RIVERSIDE WALK INTO THE TOWN CENTRE.



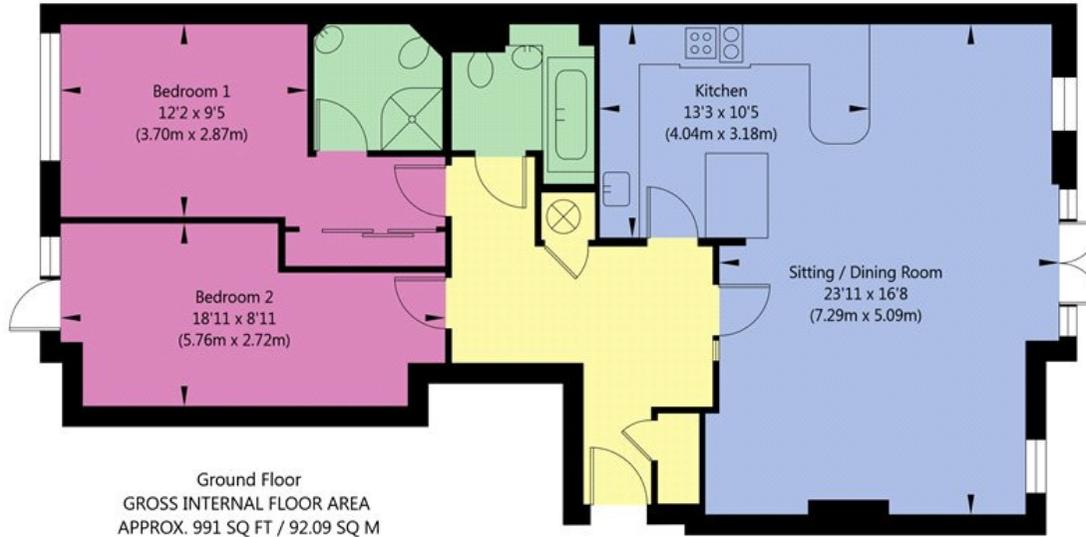


Classification L2 - Business Data



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Apartment 1, Marlborough Wharf, York, YO10 4AX



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
 APPROXIMATE GROSS INTERNAL FLOOR AREA 991 SQ FT / 92.09 SQ M
 All measurements and fixtures including doors and windows are approximate and should be independently verified.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-)	A		
(81-91)	B		
(69-80)	C	76	80
(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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IMPORTANT INFORMATION

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