



**ST. LEONARDS PLACE, YORK**  
£850,000

**Carter Jonas**



# ST. LEONARDS PLACE, YORK, YO1 7HF

Nestled in the heart of York's historic quarter, this exquisite three-bedroom duplex apartment offers an unparalleled living experience. Housed within a stunning Georgian grade II listed building, mere steps from the iconic York Minster, it boasts a prime location directly opposite the renowned York Theatre Royal. Immerse yourself in the city's vibrant culture, with an array of attractions, restaurants, and bars at your doorstep.

Step inside, and you'll be captivated by the exceptional attention to detail that permeates every inch of this one-of-a-kind abode. The apartment seamlessly blends contemporary luxury with the character and charm of its storied past. The open-plan living area, comprising a modern kitchen and a generous lounge, is a true showpiece, offering ample space for entertaining and relaxation. The kitchen showcases tasteful fitted wall and base units, complemented by a striking island with a breakfast bar, and conceals an array of top-of-the-line appliances.

Retreat to the lower level, where a secluded sanctuary awaits in the form of three well-appointed double bedrooms, each boasting its own en-suite bathroom. The luxurious main bedroom features a dressing area and a lavish four-piece en-suite with a separate shower enclosure, ensuring your utmost comfort and privacy. One of the additional bedrooms could effortlessly transition into a dedicated home office, catering to your dynamic lifestyle.

Venture outside, and you'll discover the ultimate convenience of two allocated parking spaces nestled behind secure gates, along with dedicated bicycle storage.

Tenure - leasehold.

The lease is 250 years from 01/01/2017,.

The ground rent is £600 per annum.

The latest service charge was £3072 for 6 months and this figure is subject to review and change.

The water supply and drains are provided by Yorkshire Water.

There is fibre broadband to the property.

The heating is electric central heating.

**TENURE** Leasehold

**LOCAL AUTHORITY** City of York Council

**EPC BAND** Exempt due to Grade II listing

**STUNNING DUPLEX APARTMENT, LOCATED IN THE VERY HEART OF THE CITY, WITH TWO SECURED PARKING SPACES.**







Classification L2 - Business Data





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St. Leonards Place, York  
Main House gross internal area = 2,129 sq ft / 198 sq m



FOR ILLUSTRATIVE PURPOSES ONLY - NOT TO SCALE  
The position & size of doors, windows, appliances and other features are approximate only.

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**IMPORTANT INFORMATION**

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