



THE MOUNT, YORK, YO24

£595,000

Carter Jonas

THE MOUNT, YORK, YO24

OFFERED WITH 'NO ABOVE CHAIN' - THIS 3 DOUBLE BEDROOMED DUPLEX APARTMENT LENDS ITSELF TO BOTH THE INVESTOR BUYER AND OCCUPIER BUYER ALIKE.

Offered with 'No Above Chain'

'Treetops' is a spacious 3 double bedroomed duplex apartment is set within a grand Grade II listed Georgian-style townhouse, which has the benefit of on street permit parking. There is also a garage, situated on Shaws Terrace which is offered via separate negotiation.

One of just 4 apartments in the building, 'Treetops' is particularly unique as it provides over 1250 sq ft of accommodation set over 2 floors, as well as a 'rooftop garden'.

This residence not only offers itself as a permanent home, or holiday home but also as an investment opportunity. (The potential monthly rental income as advised April 2024 is approximately £2400).

A captivating skylight illuminates the Hallway which in turn gives access to the lounge, separate dining room, (which could potentially be utilised as a 4th bedroom), kitchen and master bedroom.

From the hallway there is also access to the shower room and bathroom which incorporate opening windows for natural air and light, and a staircase to the second level accommodation there are 2 further bedrooms.

One of the second level bedrooms, Bedroom 3, is currently utilised as an office and has French doors which lead out onto a cleverly enclosed, unique and exceptionally private 'rooftop garden'.

Traditionally 'The mount' is considered an impressive and sought after address with it being conveniently placed to give access to both York racecourse and York City Centre.

York is a favoured location by many and has a wide variety of amenities, attractions, public and private schools and also a main line train station.

TENURE Share of Freehold - 999 years from 2005

SERVICE CHARGE £900 per annum

EPC BAND C



Classification L2 - Business Data



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TOTAL FLOOR AREA: 1252 sq. ft. (116.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	(92-)		
A	(81-91)		
B	(69-80)		
C	(55-68)	69	74
D	(39-54)		
E	(21-38)		
F	(1-20)		
G	(1-20)		
Not energy efficient - higher running costs			
England, Scotland & Wales		EU Directive 2002/91/EC	

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