



APARTMENT 6, CORE 1, BELLERBY COURT, YORK
£430,000

Carter Jonas

APARTMENT 6, CORE 1, BELLERBY COURT, PALMER LANE, YORK, YO1 7AF

Bellerby Court is situated within the popular Hungate development in the heart of York city centre, enjoying a peaceful position on the edge of the development close to the river Foss.

The apartment is accessed via a secure communal hallway with a lift or staircase to the upper floors. Internally, there is an entrance hallway with a utility cupboard. The spacious open plan lounge/diner and fitted kitchen provides stunning living space and enjoys excellent levels of natural light via sliding doors leading onto the balcony with views of the cityscape and York Minster. There are three double bedrooms in total, the principal bedroom benefitting from a balcony and en-suite shower room, in addition to the main bathroom with a contemporary 4-piece suite.

Bellerby Court is conveniently located within the city walls, on the doorstep of York's foremost amenities which encompass a diverse mix of shopping, bars, restaurants, historic and cultural attractions. The mainline railway station is within half a mile, with some trains giving access to London King's Cross in under 1 hour 50 minutes. Access to the ring road for travel further afield is also close by.

TENURE Leasehold

EPC BAND B

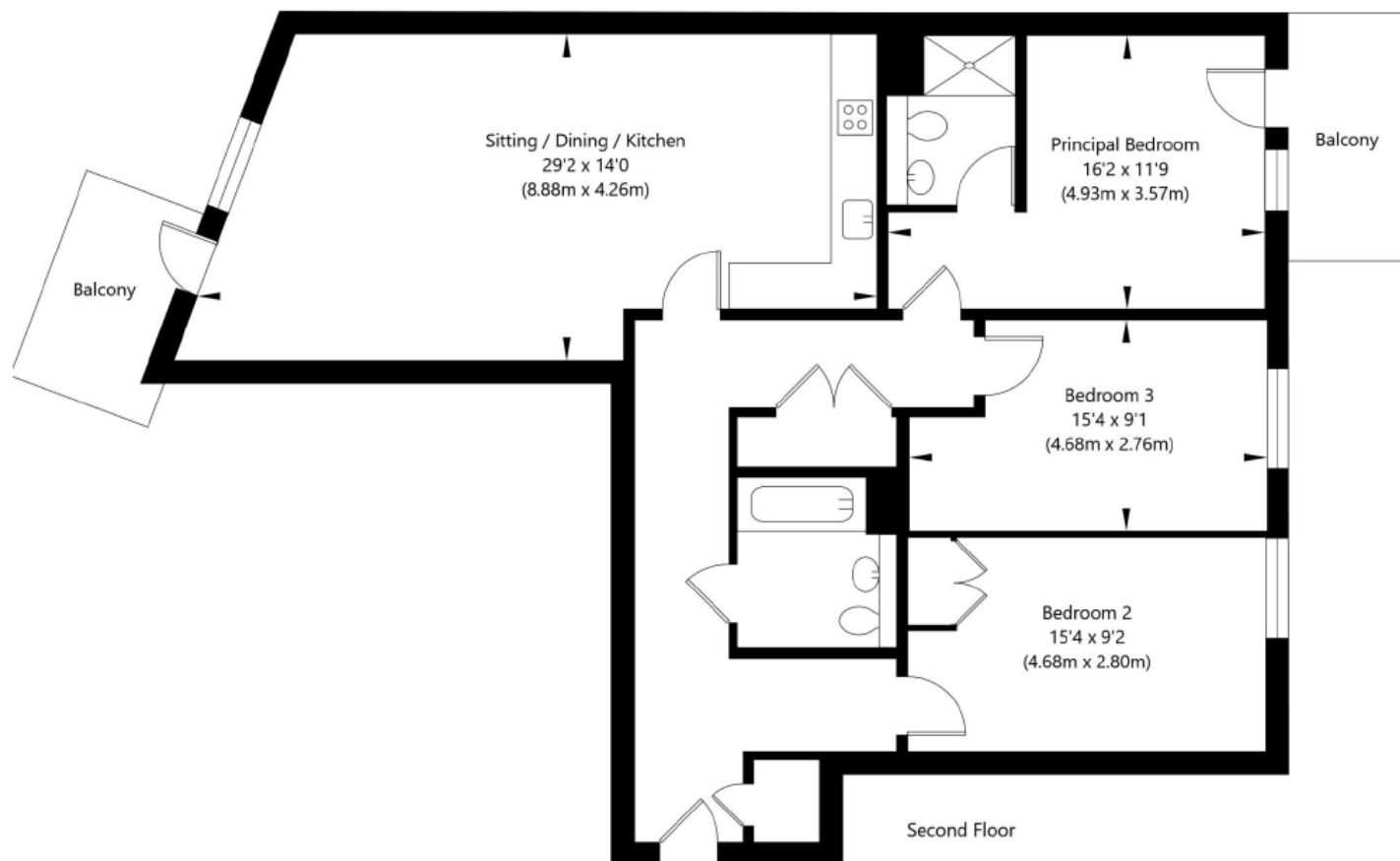
A SMART 3 BEDROOM APARTMENT WITH 2 BALCONIES, IN THE HEART OF YORK CITY CENTRE.





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Total - 1102 SQ FT / 102.33 SQ M



NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY
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			
(82+)	A		
(81-81)	B	86	88
(69-80)	C		
(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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Classification L2 - Business Data