



**LADY ANNE COURT, SKELDERGATE, YO1**  
£245,000

**Carter Jonas**

# LADY ANNE COURT, SKELDERGATE. YO1

A superb one-bedroom first-floor apartment located in an exclusive development in central York, featuring a generous private balcony with far-reaching views along Skeldergate and a beautifully framed aspect of Clifford's Tower. This well-maintained property includes a secured gated under-cover parking space and is offered with no onward chain.

Accessed via a secure, remotely operated entrance and a well-kept communal hallway, the apartment opens into a welcoming entrance hall with two built-in storage cupboards. The main living space is a standout feature - elegantly shaped in a half-octagon, it benefits from five sets of floor-to-ceiling French doors that flood the room with natural light and offer striking views along Skeldergate. The fifth set of doors opens directly onto the private balcony, creating a seamless indoor-outdoor connection ideal for relaxing or entertaining.

The kitchen is well-kept and practical, fitted with a range of base and wall units, rounded-edge worktops, a stainless steel sink, and ceramic tiled splashbacks. Appliances include a built-in electric oven, ceramic hob with extractor, and under-counter fridge. There is also plumbing for a washing machine, tiled flooring, and recessed ceiling lighting.

The double bedroom includes twin fitted wardrobes and a side-facing window, while the contemporary bathroom offers a three-piece suite including a bath, with a shower over, sink and toilet. Double glazing and electric heating are fitted throughout.

Lady Anne Court is a well-regarded development with landscaped communal gardens and a secure gated entrance. Situated within walking distance of York city centre, the railway station, and riverside amenities, this apartment is ideal for professionals, first-time buyers or investors seeking a well-located home with exceptional views and secure access.

Material Information

**TENURE** Leasehold **LOCAL AUTHORITY** City of York Council

**EPC BAND** C

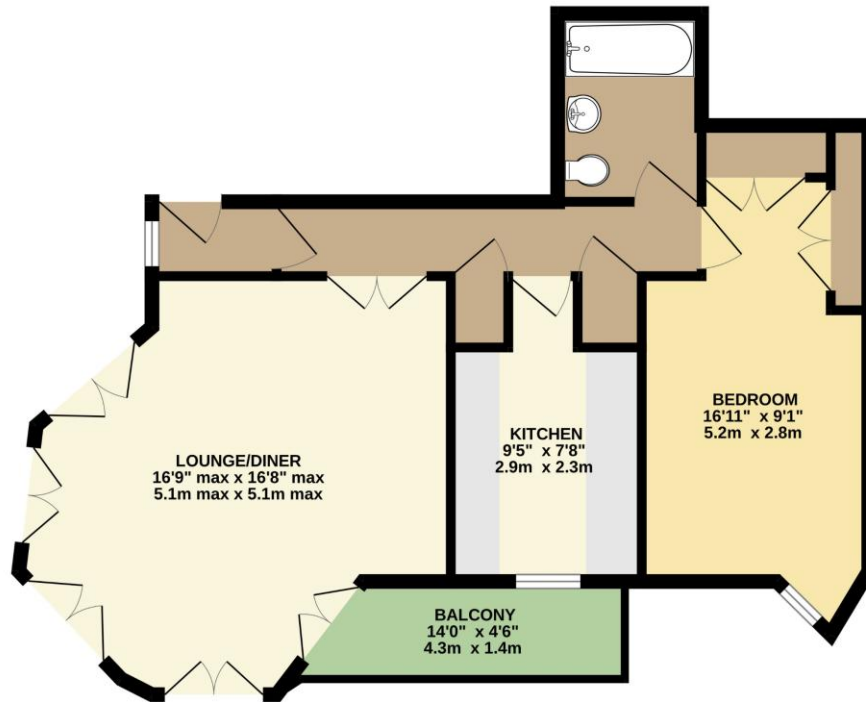
**SUPERB FIRST-FLOOR APARTMENT, LOCATED IN THE HEART OF THE CITY. STUNNING HALF-OCTAGONAL LOUNGE BOASTING AMAZING NATURAL LIGHT AND ACCESS TO THE BALCONY WITH VIEWS OF CLIFFORD'S TOWER.**



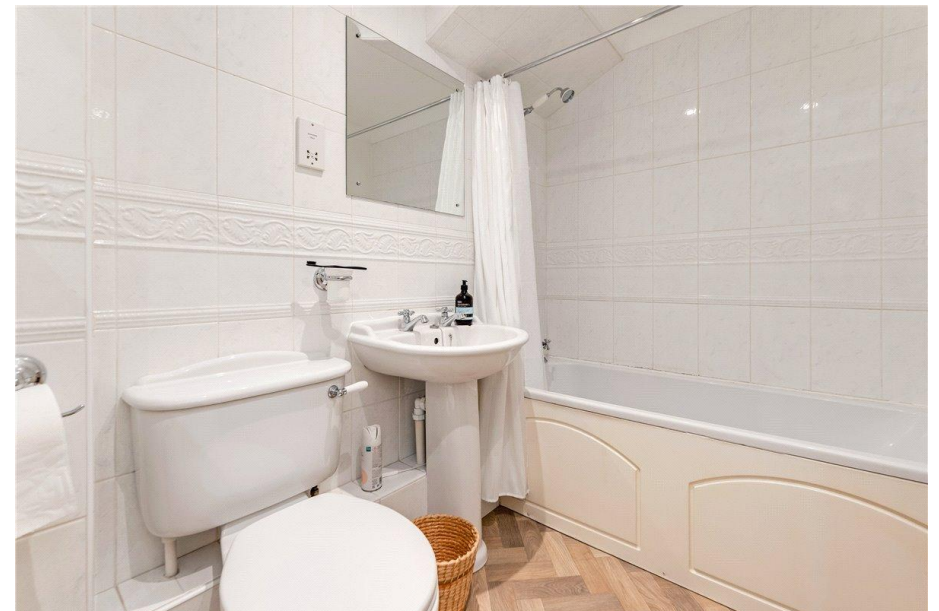
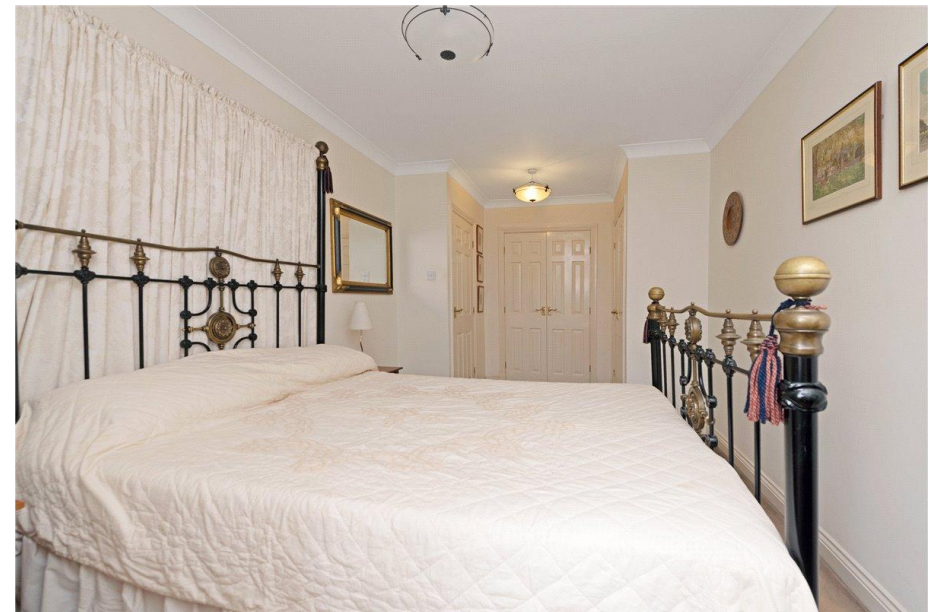
Classification LZ - Business Data



FIRST FLOOR  
589 sq.ft. (54.7 sq.m.) approx.



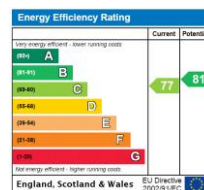
TOTAL FLOOR AREA: 589 sq.ft. (54.7 sq.m.) approx.  
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Offices throughout the UK



Classification L2 - Business Data

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