



## Flat 2, 11 King Street , York, YO1 9SP

Occupying a unique position in the heart of York's city centre, is this converted period mill building, housing only 4 apartments in total. A wonderful opportunity for a steady investment for residential letting with an anticipated 6% gross yield, or those looking for city centre living in a secure and convenient setting. Benefiting from a full scheme of refurbishment by the current owner including secondary glazing, new flooring & neutral decoration, this apartment is ready to move into.

Situated on the second floor of the converted building, an open plan Living/Kitchen/Dining space is an inviting and peaceful space to unwind. The kitchen is fitted with an abundance of storage cupboards and built in appliances. The double bedroom is just off the living space and due to its position in the building, offers privacy and peacefulness. To complete this immaculate property is a three-piece modern bathroom.

There is no parking available with the purchase of this property, however contracts can be taken up with City of York Council car parks or privately owned carparks if required.

**£210,000**



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, York, YO1 9SP



### Property Description



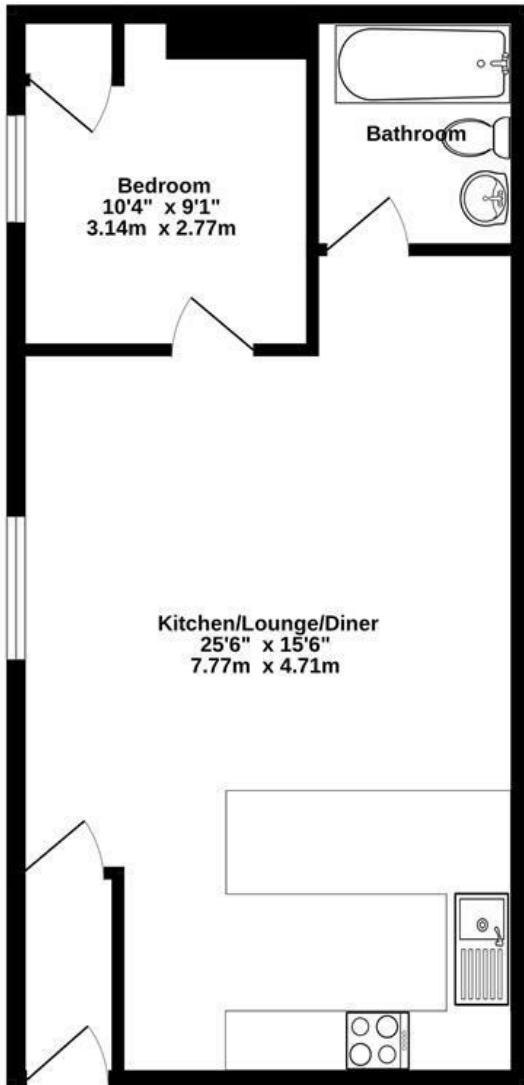
### Directions





## Floor Plan

GROUND FLOOR  
501 sq.ft. (46.5 sq.m.) approx.



TOTAL FLOOR AREA: 501 sq.ft. (46.5 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 plus) A		
(81-91) B		
(69-80) C	63	65
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	