



1-29 MCQUADES COURT YORK, YO1 9UE

**£6,250,000
FREEHOLD**

McQuades Court is a substantial freehold block of apartments, occupying a prime city centre position with a number of apartments enjoying balconies overlooking York's historic city walls. This is a rare opportunity to acquire a high quality, income producing residential investment within one of the UK's most resilient and supply constrained rental markets.

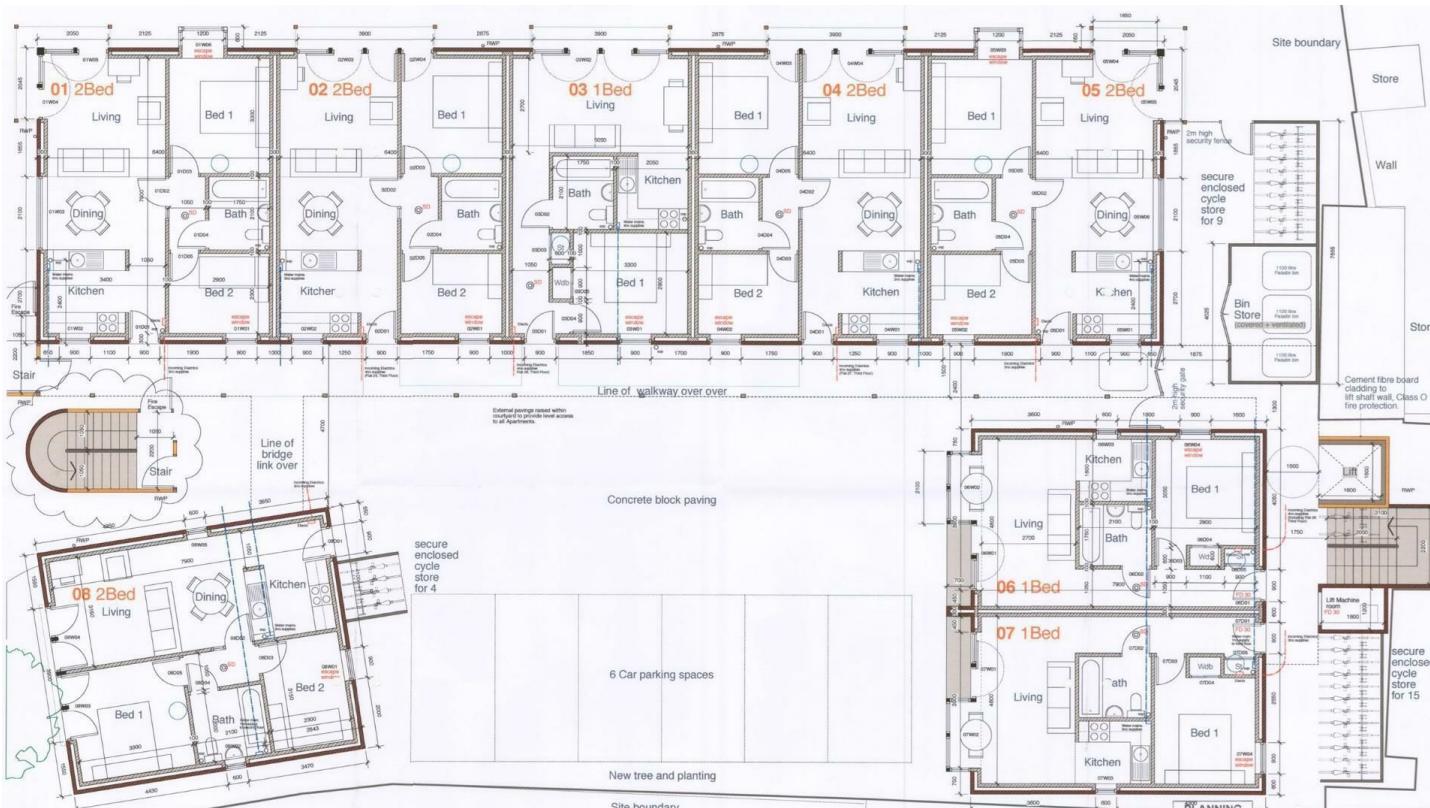
The building comprises 28 self contained apartments, arranged as 17 two bedroom apartments and 11 one bedroom apartments. The majority are let on assured shorthold tenancies and professionally managed by Ashtons Lettings, with three apartments operated successfully as holiday lets by Stays York, providing a blended and well diversified income stream.

The current gross income is approximately £389,940 per annum, with established management in place and a proven track record of consistent occupancy. The property is fully let and offers immediate income from completion.

Several apartments benefit from private balconies with attractive outlooks towards the city walls, an increasingly sought after feature for central York living. Externally, the development also includes seven allocated parking spaces, at central location.



**milburns
commercial**



Energy Efficiency Rating

| | Current | Potential |
|---|---------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | | 60 |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements