

CITY GATE

YORK









City Gate York

Where modernity meets history

City Gate provides 62 stylish apartments which fuse modern sensibilities with a sense of belonging.

A prime location minutes from the heart of York's beautiful, historic city centre combined with meticulous design principles and smart technology throughout make this an opportunity you cannot afford to miss. With onsite parking, landscaped external features and other amenities including a gymnasium alongside the stunning apartments, City Gate is a landmark site for York.

This is the city's brand new Eastern gateway, and it offers residents an unprecedented level of convenience and style in one of the UK's most sought-after cities.





Why invest in York?

Key statistics

York is one of the UK's most popular cities for young professionals and international students. The quality of jobs and education on offer is extremely high, which is reflected in the demand for housing

Many substantial investments are underway in York which are changing the face of the city. The expansion of the University campus, the My City Centre transformation project, the £77m railway station regeneration and the landmark 10-year BioYorkshire research facility are just some of the projects which are drawing a new generation to the city.

Together they will:

- Create more than 10,000 jobs
- Add more than £3bn to the city's economy
- Transform the city centre





18.8%

Projected house price growth in
Yorkshire by 2025
(Savills)

9.75%

York's population is projected to
grow by over 9% by 2040
(York City Council)

20,500

More than 20,000 students
from around the world live in
York each year
(University of York)

12%

Sold prices in York have grown
by 12% over the 2019 peak
(Rightmove)



24,000

Jobs supported by the tourism
and visitor economy
(VisitYork)

8.4m

Visitors each year, of which
289,000 are overseas visitors
(VisitYork)

£765m

Generated by
the sector annually
(VisitYork)

20%

Of visitors to York rely on
short-stay accommodation
(VisitYork)



Tourism in York

York's visitor and tourist economy is one of the city's foundations, and has been part of its DNA since being founded by the Romans in 71 AD. Its mix of history and contemporary is unlike anything else in the world.

Its 30 world-class museums, thriving cultural scene, famous racecourse, stunning walls and Minster complement and unbeatable location half-way between London and Edinburgh and with the glorious Yorkshire Dales, North York Moors and Wolds right on the doorstep.



Stylish living

A building filled with light

City Gate is an exemplary collection of 62 apartments spread over five storeys.

City Gate is designed to enchant with its careful use of materials – darker brick to the lower levels with a textured lighter brick to the middle floors and the upper floor has been encased in a vertically boarded hardwood external cladding system.

Strategically placed balconies envelope tall windows allowing cascading light to enter the property. Each apartment has been designed with this natural light in mind to promote health and happiness, as well as offering a connection with nature that brings a fresh feeling to each home.









Life, better

Designed with you in mind

Contemporary kitchens, open-plan living areas and the highest quality fixtures and fittings complete the picture of luxury at City Gate.

The kitchens at City Gate feature premium Silestone quartz worktop surfaces throughout, as well as top of the range appliances. Induction hobs and brushed-steel ovens are complemented by highly sustainable white goods which increase the liveability and longevity of the home.



Home comforts

The perfect space to call home

The living spaces and bedrooms at City Gate have been thoughtfully designed to be both stylish and practical and provide an extremely high standard of living in York city centre.

Open-plan designs maximise space in the living areas and create light filled interiors with a variety of complementary finishes. The light and airy environment is replicated in the bedrooms which are the place to relax and unwind.









Iconic design

A new standard for modern living

Bathrooms and en-suites at City Gate enjoy a contemporary feel, from the Italian porcelain tiles to the top-of-the-range sanitaryware.

Heated towel rails are also included in each bathroom, adding another touch which is both practical and stylish.





Elevated living

Be a part of something special

Be it a crisp winter morning or summer evening, the panoramic views available from the communal rooftop garden mean that you don't have to go far for some fresh air and space for thought.

Designed to suit the needs of modern living, the rooftop also provides the perfect spot to entertain guests, enjoy life in a relaxed setting and take in the stunning views of York city centre and the surrounding countryside.

The building benefits from a range of amenities, including:

- 5* hotel like lobby entrance
- State of the art, fully equipped gymnasium
- Concierge service
- Communal rooftop gardens with stunning views
- Private landscaped gardens
- Secure parking available









Timeless elegance

The new sanctuary in the city

Selected apartments on the fourth floor feature stunning private terraces which provide the perfect place to enjoy a morning coffee, the warm sunshine or the night sky over York.

These terraces offer a unique perspective on a beautiful, historic city which is unlike anything else. This private space is ideal for al fresco dining or for use as a peaceful escape to relax and unwind.

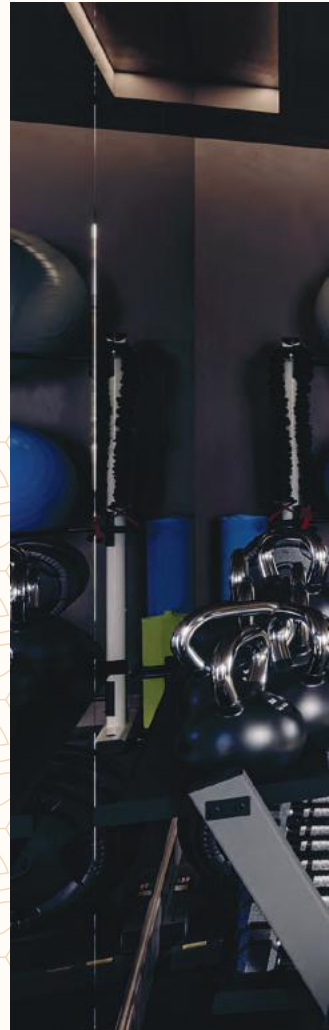


Work's out, work out

A gym designed for you

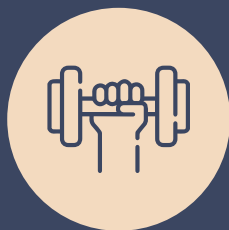
City Gate strives to provide a living environment that is welcoming and beneficial for the physical and mental health of residents – which is why the building's gymnasium has something for everyone.

With no need to worry about peak times or accessing equipment, this premium gym facility is the perfect place to get fit. Residents can make use of the state-of-the-art cardio equipment, strength equipment, fitness area.





State-of-the-art
cardio equipment



A variety of
strength equipment



Functional
fitness area



Fitness
classes





Better connected

Enjoy everything that's nearby

The team at City Gate is focused on meeting the needs of residents no matter what they may be, and creating an environment which allows people to thrive.

The concierge team are able to assist with all aspects of life at City Gate, and can arrange for any service you need, including:

- Restaurant reservations
- Booking transportation
- Luggage assistance
- Amenity bookings
- Manage repair work
- Resident information & notifications
- Package delivery & safe store
- Laundry & dry-cleaning services



The perfect location

The city of York on your doorstep

FOOD & DRINK:

1. The Star Inn The City (18 min walk)
2. Betty's Tea Rooms (16 min walk)
3. The Ivy (16 min walk)
4. The Old White Swan (12 min walk)
5. 31 Castlegate (15 min walk)
6. Cosy Club (12 min walk)

RETAIL:

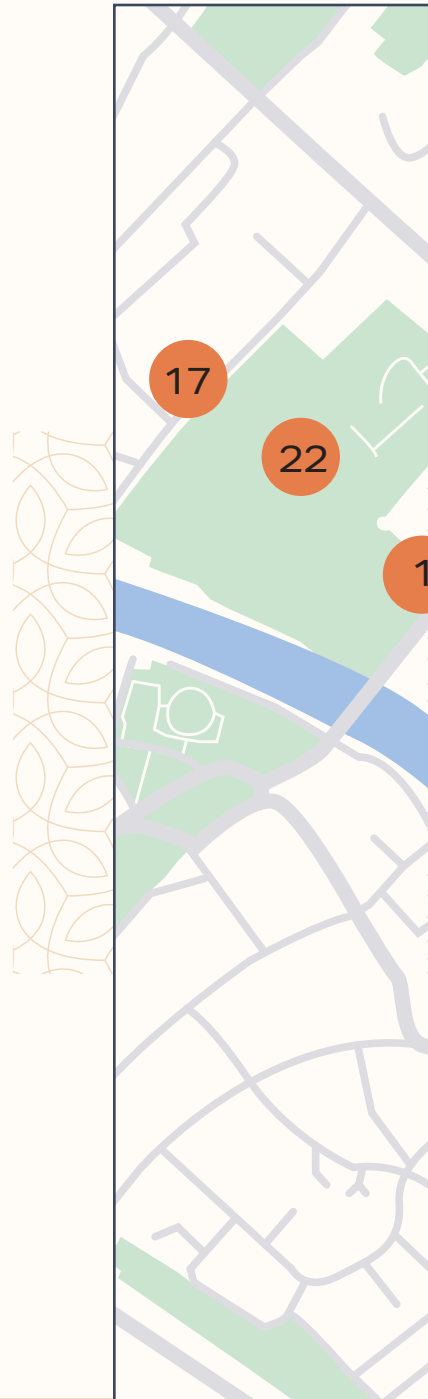
7. Morrisons (8 min walk)
8. Sainsbury's (7 min walk)
9. Marks & Spencer (12 min walk)
10. The White Company (15 min walk)
11. Starbucks (16 min walk)
12. Foss Islands Retail Park (12 min walk)

HISTORIC LANDMARKS

13. Clifford's Tower (18 min walk)
14. York Castle Museum (20 min walk)
15. York Minster (16 min walk)
16. York City Walls (9 min walk)
17. St. Mary's Abbey Ruins (21 min walk)
18. Merchant Adventurers' Hall (13 min walk)

RECREATION:

19. JORVIK Viking Centre (14 min walk)
20. York's Chocolate Story (12 min walk)
21. The York Dungeon (15 min walk)
22. Yorkshire Museum and Gardens (20 min walk)
23. Swift Fitness (7 min walk)





LOCAL & WIDER CONNECTIVITY

- Morrisons (8 minute walk)
- City Walls (9 minutes walk)
- Waitrose (11 minutes walk)
- The Shambles (11 minutes walk)
- Clifford's Tower (18 minutes walk)
- York Minster (16 minutes walk)
- River Ouse (20 minutes walk)





Excellent Connectivity

Unlimited places to explore

York is located in the heart of Yorkshire, putting some of the UK's most attractive countryside within reach, and only a short journey away from London by train.

York's unique history and the ease with which people can access the city make it a hotspot for tourists, businesses and students from around the world.

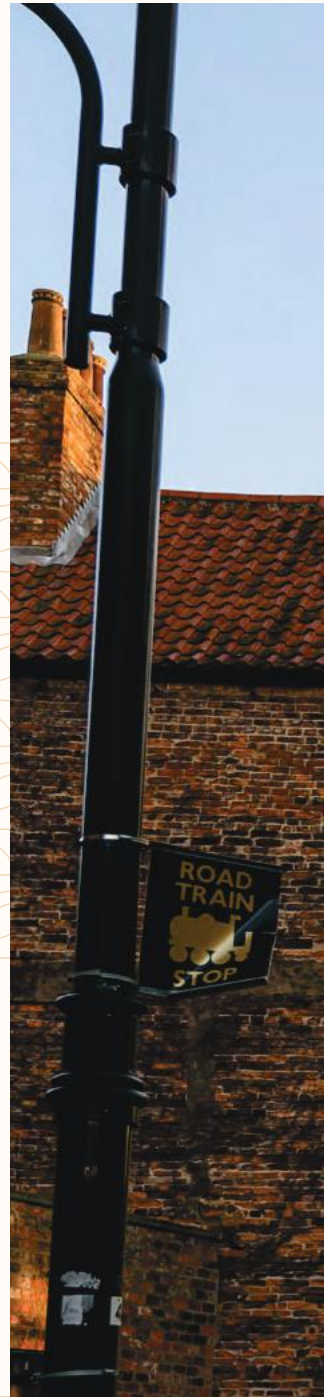


Why York?

With its medieval streets and the breathtaking Minster, York stands out as one of the most magical cities in the UK.

York is one of the UK's most significant historic cities and is home to a vibrant culture, unique architecture and a thriving restaurant and bar scene.

Enveloped within its ancient city walls is a mini metropolis of everything from quaint tearooms to independent boutiques, bars and leading retailers. Renowned for its vibrant culture along with world-class attractions and events, City Gate is right on the doorstep of everything that York has to offer.









Something for every taste

Often referred to as the foodie capital of the North, York offers everything from delicious street food to Michelin starred restaurants and everything in between.

Popular spots including Roots York, Le Cochon Aveugle, The Ivy and Melton's Restaurant bring people to the city from far and wide.

With an enviable craft beer scene, York is home to a wealth of traditional pubs along with more chic bar hotspots too, including Forage Bar & Kitchen, Pivní York, Bora Bora and the House of Trembling Madness.





Alliance Investments

Proven track record of expertise

Alliance Investments (AIL) has a proven track record of expertise and an established reputation for working closely with developers to identify the best properties in key locations for homeowners and investors.

With local experts on hand across Europe, the Middle East, Asia and Africa, our experienced Sales and Aftersales teams are dedicated to offering a clear and transparent service at every stage of the process. Our in-house team can handle all elements of the sale, including exchange, mortgages, completion and property management, and you can be sure Alliance Investments will never be far away.





Get in touch

For more information

To find out about availability for City Gate,
contact a member of our global sales team.

Sales (+44) 01904 236 383

www.alliance-investments.com

info@alliance-investments.com

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For more information please visit www.citygateyork.com



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