

**Apartment 3, 80 Alma Terrace, York,  
Yorkshire, YO10 4DJ  
£1,400 Per month**

\*\* AVAILABLE IMMEDIATELY \*\*

A fabulous two bedroom ground floor apartment. Providing excellent accommodation throughout. The property is located just off Fulford Road, with easy access to local amenities, the Millennium Bridge to Rowntree Park, York University. This location is really convenient for York City Centre, especially enjoyed by a stunning walk (10-15 minutes) or cycle along the river to town.

Spacious accommodation, a well-appointed kitchen, beautiful fitted bathroom with separate shower cubicle, a delightful courtyard garden, electric underfloor heating, double glazing, residents parking. Briefly comprising open plan kitchen/diner and living area, hallway with storage cupboard, two bedrooms with access to courtyard and bathroom with bath, shower and WC. High speed broadband included.

The property is offered furnished, available to let on an Assured Shorthold Tenancy for six to twelve months, renewable by agreement.

Sorry no pets, no smokers.

EPC Rating C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	77	75
(69-80) C		
(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		
Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B	71	74
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales EU Directive 2002/91/EC		

**Viewing Arrangements**

Strictly by prior appointment only through Willowgreen Estate Agents  
01653 916600 | Website: [www.willowgreenestateagents.co.uk](http://www.willowgreenestateagents.co.uk)

**Disclaimer**

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.

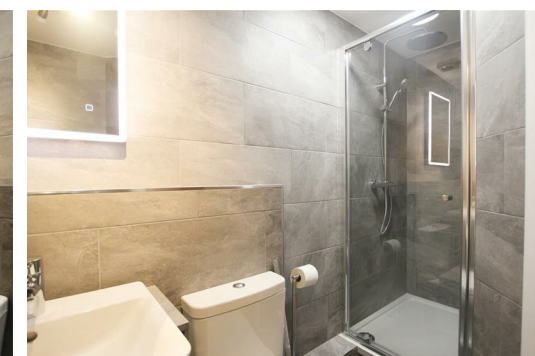
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## **KITCHEN DINER AND LIVING AREA**

11'70 x 26'91 (3.35m x 7.92m)

External door to side aspect, bay window to front aspect. Laminated wood style flooring with underfloor heating, telephone entry system, wall lights, TV and telephone connections. Range of base and wall units with granite work surfaces integrated washing machine, dishwasher, fridge with freezer. Electric oven and hob with extractor over. Sink and drainer unit.

## **HALLWAY**

Laminated wood style flooring with underfloor heating, power points, ceiling light, cupboard containing heating and hot water system and storage.

## **BEDROOM ONE**

13'06 x 8'92 (4.11m x 2.44m)

Fully glazed window and door to rear aspect, luxury fitted wardrobes, TV point.

## **BEDROOM TWO**

13'8" x 6'11" max (4.17m x 2.11m max)

Fully glazed window and door to rear aspect, fitted wardrobes, single bed, TV points.

## **BATHROOM**

Newly fitted bathroom suit incorporating oval bath with mixer tap, low flush WC, wash hand basin with vanity unit. Large shower cubical with shower attachment and rainfall shower head also. Fully tiled walls, light up mirror, spot lights.

## **EXTERIOR**

Private walled courtyard, with porcelain tiles.

## **PARKING**

Allocated parking for one car, additional on street parking.

## **SERVICES**

Mains water, electricity and drainage.

## **COUNCIL TAX BAND C**

## **EPC RATING TBC**

