



Flat 24 Florence House

Eboracum Way, YO31 7SQ

£1,200 pcm



Littlefairs
PROPERTY COMPANY

- 04/11/2024
- PARTIALLY FURNISHED
- TWO DOUBLE BEDROOMS
- LARGE LIVING / KITCHEN AREA
- MODERN BATHROOM
- COMMUNAL GARDENS
- PRIVATE BALCONY
- COUNCIL TAX BAND 'C'

GENERAL SUMMARY

Situated on the second floor of this highly sought-after residential apartment complex, this partially furnished two bedroom property is offered to the market. The property briefly comprises of a large entrance hall with intercom phone system, power sockets and a wall mounted electric heater. Off the hallway is a useful airing cupboard also housing the hot water cylinder for the apartment. The bathroom is fully tiled and includes a low flush WC, a wall mounted wash hand basin and bath tub with mains shower over and protection glass screen. There is also a useful towel radiator present and a large mirror fixed to wall. The master bedroom is a good size and include a double bed, bedside tables, two chest of drawers and a freestanding wardrobe with wall mounted electric wall heater. The second room comprising of again a double bed, bedside table, freestanding wardrobe and electric wall heater. The kitchen is open plan with the living area and includes an integrated fridge and freezer, washer dryer, standard size dishwasher, electric oven, electric hob and extractor hood. There are also ample cupboards for storage. The living area runs through to a patio door with its own private balcony overlooking the gardens and onto Wigginton Road and includes two comfy sofas, a dining table and four chairs. The development is ideally located for access into York city centre and has the benefit of underground garage parking with secure gated entrance and lift access to the apartment floor. Express your interest TODAY by contact us at Littlefairs!

TERMS OF TENANCY

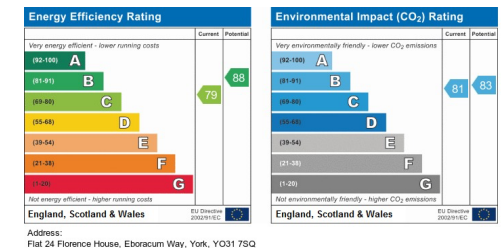
The property is available To Let partially furnished, on an Assured Shorthold Tenancy for a minimum period of twelve months. A Security Deposit equivalent to five weeks' rent will be payable

ADDITIONAL INFORMATION

The Tenant will be responsible for the costs of Electricity, Water and Sewerage Charges and Council Tax. Before your application can be fully considered, you will need to pay a holding deposit equivalent to one weeks' rent for the property you are interested in. On request, we will provide full documentation explaining what happens to that holding deposit and the circumstances in which the deposit will / will not be refunded.

DIRECTIONS

As you approach the city centre from the eastern side, (from Monk Cross Shopping Centre), head straight across the roundabout in Heworth and continue along A1036. At the set of traffic lights meeting Eboracum Way, turn left onto Eboracum Way and Florence House is on your right hand side.



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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