



Flat 12 Venice House

Eboracum Way, YO31 7SR

£1,200PCM

- 30/10/2024
- FURNISHED
- SORRY NO PETS OR SMOKERS
- TWO DOUBLE BEDROOMS
- ALLOCATED PARKING
- BALCONY
- EPC 'C'
- COUNCIL TAX BAND 'D'



Littlefairs
PROPERTY COMPANY

GENERAL DESCRIPTION

This well presented two bedroom first floor apartment is located just a stones throw from York City Centre in the Eboracum Way development. Offered furnished, this property must be viewed to appreciate the accommodation on offer. Finished to a high standard the property briefly comprises of a large entrance hall with intercom phone system. Off the hallway is a useful airing cupboard also housing the hot water cylinder for the apartment. The bathroom is fully tiled with a wall mounted wash hand basin, heated towel rail, and bath tub with shower over. There are tow generous double bedrooms to accessible from the hallway. 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 area. The property boasts the added benefit of underground garage parking with secure gated entrance and lift access lift access to your apartment floor. Express your interest today!

TERMS OF TENANCY

The property is available To Let furnished, on an Assured Shorthold Tenancy for a minimum period of twelve months.

A Security Deposit equivalent to five weeks' rent will be payable.

VIEWING ARRANGEMENTS

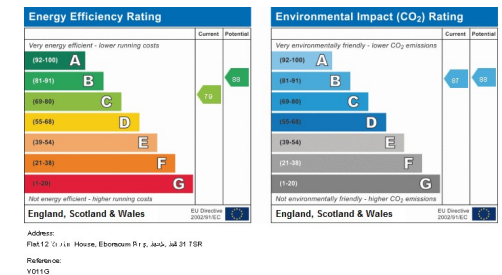
Strictly by appointment only with the Letting Agents, Littlefairs Property Company. Please contact our office on 01904 393989 to arrange or visit our website at LittlefairsPropertyCompany.co.uk

ADDITIONAL INFORMATION

The Tenant will be responsible for the costs of Electricity, Water 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 Venice House is on your right hand side through a communal access gate



T: 01904 393989

E: info@LittlefairsPropertyCompany.co.uk

W: LittlefairsPropertyCompany.co.uk

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