




**5 Chapel Apartments Union Terrace**  
York, YO31 7ES  
**Guide Price £325,000**

 2  2  1  B

Fabulous two bedroom apartment with Minster views and secure parking. Currently a successful holiday let set within this sought after modern development, only a few minutes walk from York's historic walls and bustling city centre. This first floor property provides immaculate bright and spacious accommodation with high quality internal fittings and comprises entrance hall, large open plan living kitchen with integrated appliances, 17'2 master bedroom with en-suite shower room, double size second bedroom and a three piece bathroom suite. The development also benefits from a lift to all floors, secure parking space and bike store. Viewings strictly by appointment.

### Communal Hall

Secure entrance door, lift and staircase to upper floors.

### Entrance Hall

Entrance door, double panelled radiator, power points, storage cupboard.

### Open Plan Living Kitchen

Kitchen area comprising fitted wall and base units with integrated appliances, 1 1/2 stainless steel sink and drainer with mixer tap, power points. Laminate flooring. Living area comprising double glazed window to front, double panelled radiator, TV point, power points. Carpet.

### Bedroom 1

Double glazed window to front, double panelled radiator, power points. Carpet.

### En-Suite Shower Room

Opaque double glazed window to front, corner shower cubicle, pedestal wash hand basin, low level WC, towel rail/radiator, part tiled walls, extractor fan. Vinyl flooring.

### Bedroom 2

Double glazed window to front, double panelled radiator, power points. Carpet.





### **Bathroom**

Panelled bath with mains shower over, pedestal wash hand basin, low level WC, towel rail/radiator, part tiled walls, extractor fan. Vinyl flooring.

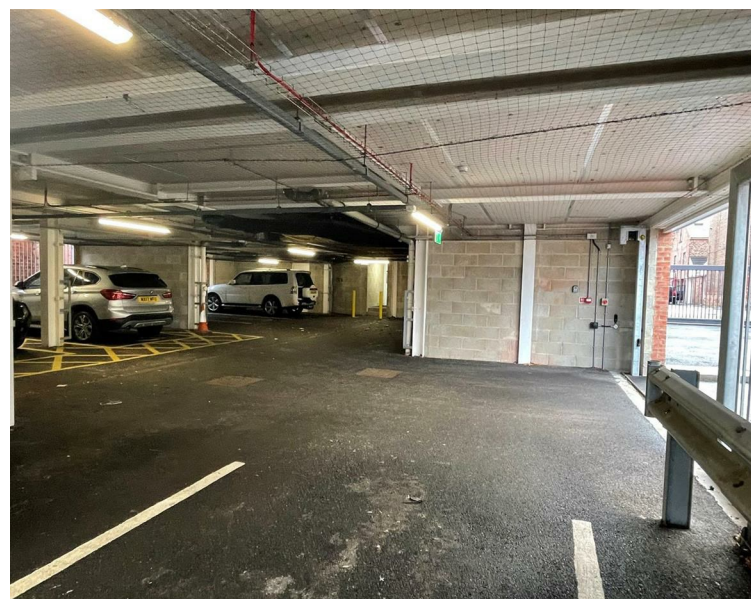
### **Outside**

Designated parking space, accessed via a secure gate, bike and bin stores.

### **Home with a View!**

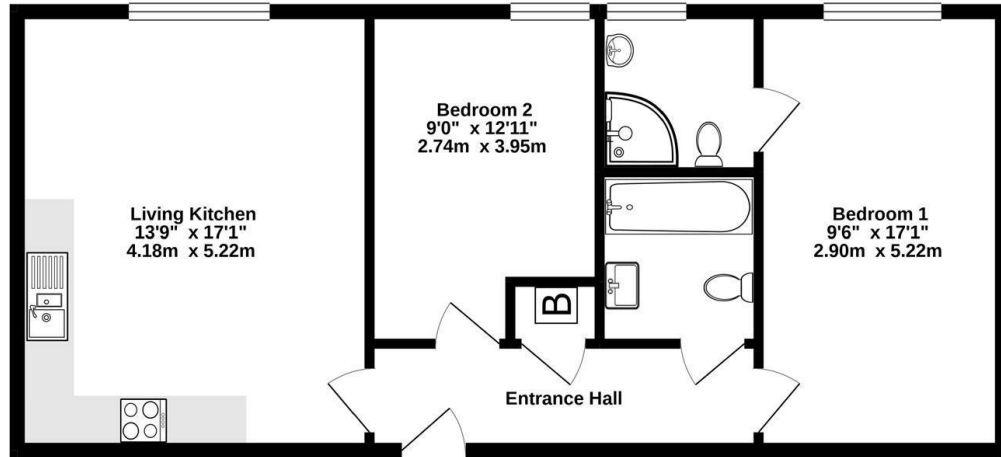
### **Secure Parking**

### **Lobby Area**



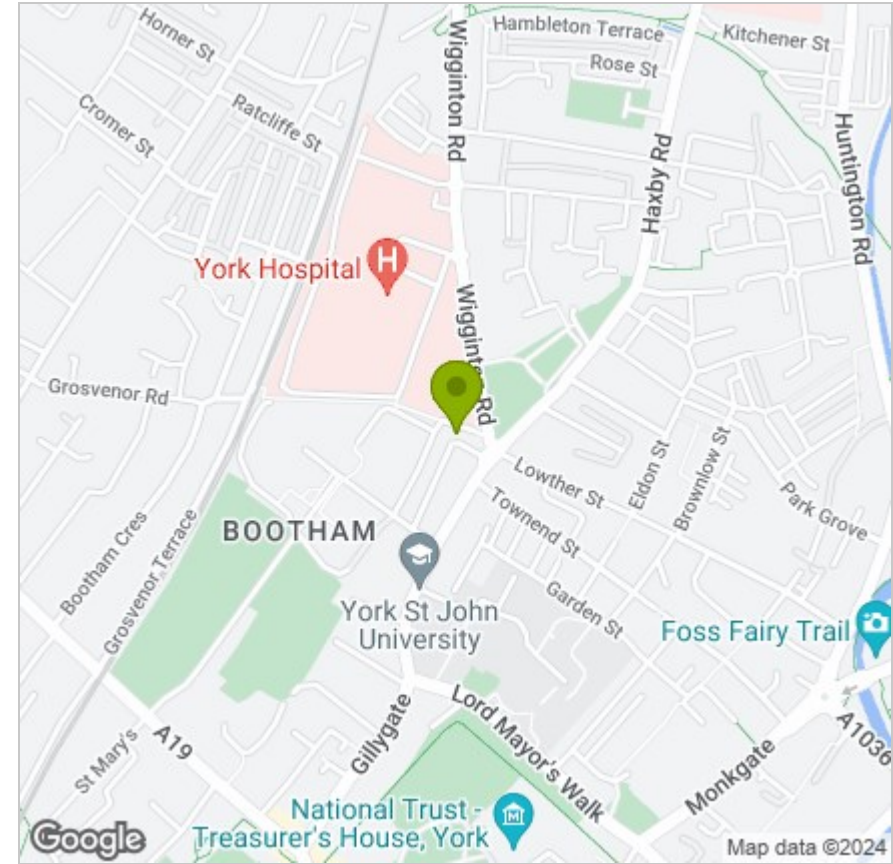
# FLOOR PLAN

Ground Floor  
658 sq.ft. (61.1 sq.m.) approx.



TOTAL FLOOR AREA: 658 sq.ft. (61.1 sq.m.) approx.  
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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# LOCATION



## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>85</b>	<b>85</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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