

A LARGE 2 BEDROOM SECOND FLOOR APARTMENT SET IN THIS SOUGHT AFTER LOCATION WITHIN WALKING DISTANCE FROM THE CITY CENTRE. The property provides bright and spacious living accommodation which is entered via a secure communal hallway and comprises entrance hall, large open plan living room with sitting/dining area and fully fitted kitchen, 2 double bedrooms (one with ensuite shower room) plus a family bathroom. To the outside is an allocated car parking space. An internal viewing of this spacious apartment is strongly recommended.

Entrance Hall

Living Kitchen 19'7" x 16'10" (5.97m x 5.13m)

Bedroom 1 18'8" x 13'3" (5.70m x 4.05m)

En-suite

Bedroom 2 11'7" x 10'3" (3.54m x 3.13m)

Bathroom



















LOCATION FLOOR PLAN Rowntree Park Second Floor 775 sq.ft. (72.0 sq.m.) approx. Fulford Rd Living Kitchen 19'7" x 16'10" 5.96m x 5.13m Bedroom 1 Bedroom 2 11'7" x 10'3" 18'8" x 13'3" 5.70m x 4.05m 3.54m x 3.13m York Steiner School Broadway Broadway Danum Rd Coogle **Entrance Hall** Map data @2024 **Energy Efficiency Rating** Potential Very energy efficient - lower running costs **EPC** (92 plus) A 83 TOTAL FLOOR AREA: 775 sq.ft. (72.0 sq.m.) approx Whits every attempt has been made to ensure the accuracy of the foundation manner of the contract of doors, windows, comes and any other terms are approximate and no responsibility is taken for any error, conspective purchaser. The services, systems and applicates shown have not been tested and no quarantee as to their operability or efficiency can be given. 70 (69-80) (55-68) (39-54) (21-38) G Not energy efficient - higher running costs EU Directive **England & Wales** 2002/91/EC

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