



2 Aurega House 180 Fulford Road York  
North Yorkshire, YO10 4DA  
**£975 PCM**

AVAILABLE EARLY OCTOBER!

This lovely ground floor flat is located in the popular area of Fulford and is just a short walk from the city centre.

Access to the property is via a communal hallway shared with the flat above which is tucked away from the rest of block.

The flat comprises an entrance hallway, leading you towards an open plan lounge and modern kitchen. As you move through the property, you are then greeted by a spacious double bedroom with ensuite shower room.

The property is to be let on an unfurnished basis and comes with one allocated parking space.

Sorry no pets.  
Council tax band 'B'.  
EPC Rating C

### Communal Hallway

### Hallway

### Open Plan Living Room & Kitchen

Built in oven and hob with washing machine and fridge freezer

### Bedroom

12'9" x 8'9" (3.90m x 2.69m)

### Shower Room

8'11" x 5'1" (2.72m x 1.56m)

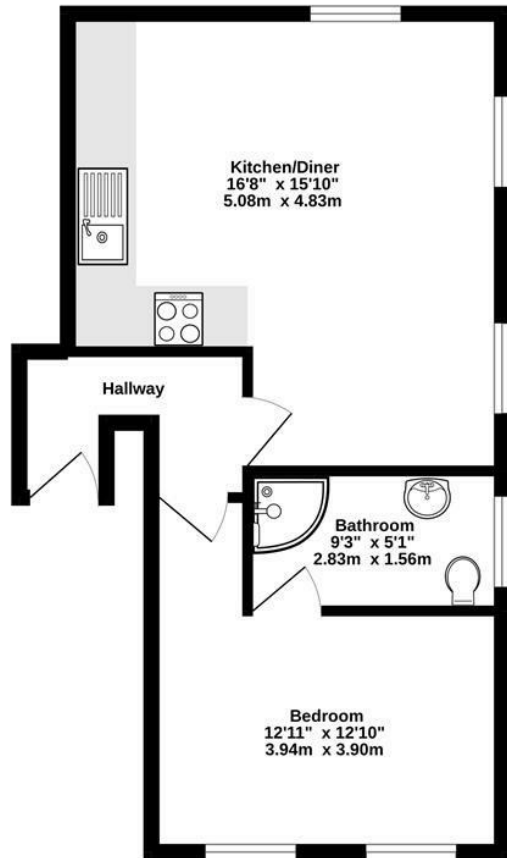
### Allocated Parking Space





## FLOOR PLAN

Ground Floor  
450 sq.ft. (41.8 sq.m.) approx.

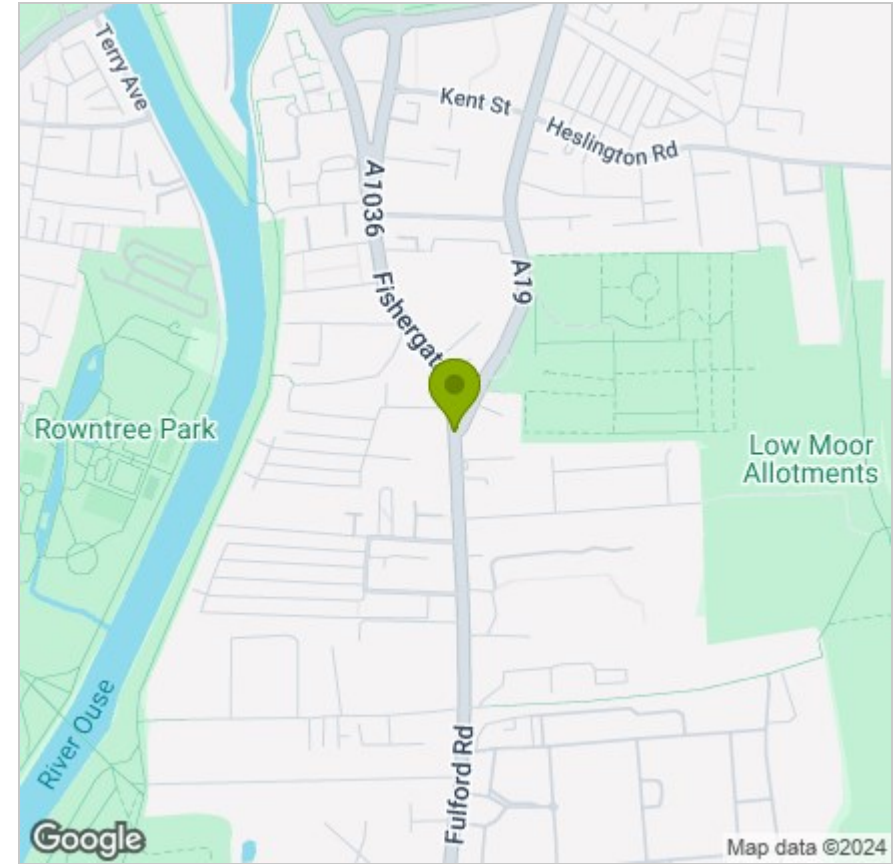


1 Bedroom Flat

TOTAL FLOOR AREA: 450 sq.ft. (41.8 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>		
(69-80) <b>C</b>	<b>77</b>	<b>78</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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