

1 BEDROOM FLAT AVAILABLE MID-JULY

This well presented one bedroom first floor apartment is located in the city centre and the height of convenience being located a stones throw away from all local amenities including St Johns University.

The property comprises an entrance hallway which leads to a large bright bedroom and modern bathroom.

The hallway continues onto a large and welcoming lounge opening up to the kitchen with integrated white goods including oven, hob, fridge and freezer, washing machine.

1 allocated parking space and outside store

Sorry no pets or smokers.

Council Tax Band B

EPC - C











LOCATION FLOOR PLAN Ground Floor Park Grove The Foss Fairy Trail Bedroom Eboracum Wy 15'0" x 10'0" 4.58m x 3.06m York Minster A1036 Jewbury York Bathroom 8'8" x 5'7" Barley Hall Kitchen 8'8" x 5'3" 2.64m x 1.60m CITY CENTRE Map data @2025 **Energy Efficiency Rating** Lounge 15'4" x 9'8" Potential Very energy efficient - lower running costs **EPC** (92 plus) A 80 78 (69-80) (55-68) (39-54) (21-38)

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

visits every attention has been make to ensure the accordant or in enoughant consistent ever, researched or doors, windows, comes and any other terms are approximate and no responsibility is taken for any entor, 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 guarante as to their operability or efficiency can be given.

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EU Directive

2002/91/EC

Not energy efficient - higher running costs

England & Wales