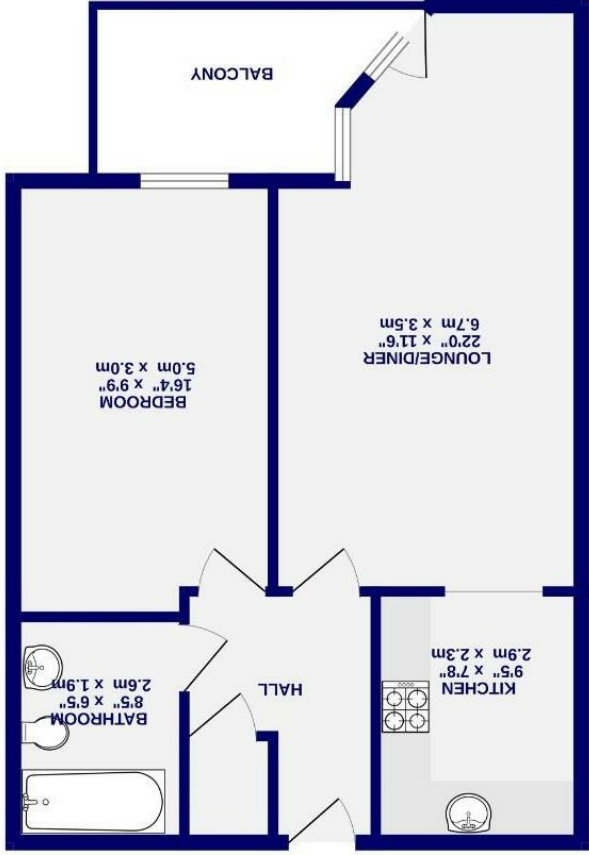


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

What every attempt has been made to ensure the accuracy of the floor plan, measurements of rooms and any other areas and no responsibility is taken for any error, omission or misstatement. 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 is given as to their operability. Made with AutoCAD 2012



- EPC - C
 - Parking Space
 - Secure Underground Allocated
 - Ideal First Home
 - Well Presented Throughout
 - Courtyard Views
 - Balcony
 - Generous Accommodation
 - One Bedroom Apartment
- Council Tax Band - B
- Leasehold
- YO31 7SR
- Venice House
- Eboracum Way, York



Venice House
Eboracum Way, York
YO31 7SR

£180,000



A spacious and well presented one bedroom apartment with a private balcony overlooking landscaped gardens and the river Foss and with the benefit of a secure underground car parking space.

Internally this well presented property offers a large open plan living room and dining space with floor to ceiling windows providing lots of natural light. Leading from the living room is the private balcony which makes the ideal space for entertaining family and friends or unwinding after a long day at work.

Set to the rear of the living space, the separate fitted kitchen is well appointed with wall and base units, plenty of worktop space and is equipped with a range of appliances.

The large double bedroom, which also overlooks the attractive courtyard gardens, provides ample space for a bed and a range of wardrobes. The property further benefits from a larger than expected modern three piece bathroom suite with shower over the bath.

Unusually for properties this close to the city centre, this apartment benefits from an allocated parking space in the secure underground car park.

This property is located in the ever-popular Eboracum Way development just a short and pleasant walk to York city centre, providing all the convenience of city living while enjoying a picturesque and secluded setting next to the river Foss. There is also easy access to the shops on Foss Islands Road and the retail and leisure facilities at Monks Cross.

Sure to be popular with a range of buyers, including first time buyers or those looking for a holiday home in the city, viewing is highly recommended.

Leasehold
Length of lease 107 years remaining
Ground rent £400 per annum
Ground rent review period Every 10 years
Service charge £2558 per annum

Council Tax Band B

