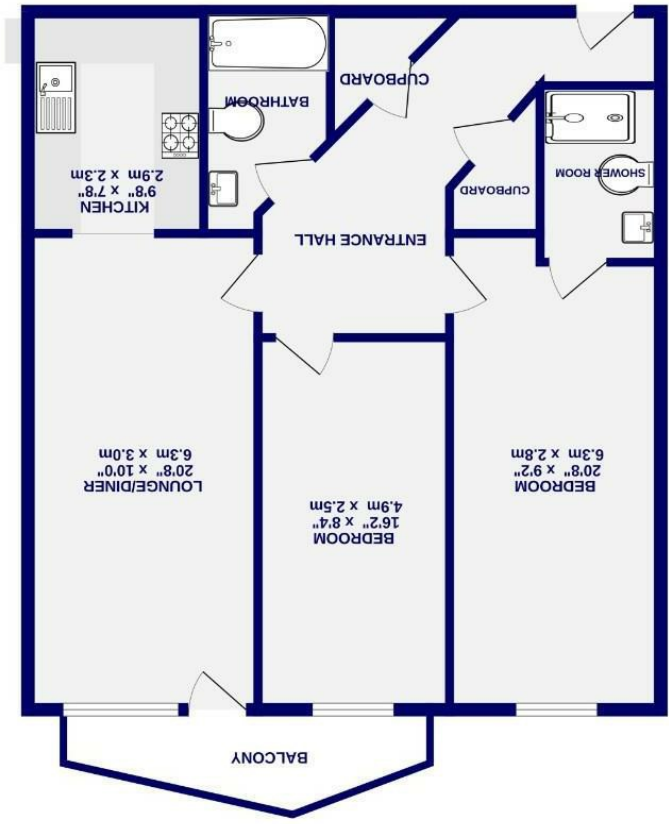


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, 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.

- EPC- TBA
- Communal Gardens
- Balcony
- Riverside Location
- Allocated Secure Parking
- Open Plan Living Kitchen
- En-Suite Shower Room To Master
- Two DOUBLE Bedrooms
- Second Floor Apartment

Leasehold
Council Tax Band - D

Eboracum Way
, York
YO31 7ST



Whilst every attempt has been made to ensure the accuracy of the figures, measurements of rooms and any other items are approximate. It is advised that the purchaser's own surveyor should verify the measurements and not rely on the figures given in these particulars. The plan is for illustrative purposes only and should be used as a guide only. The purchaser 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.



Eboracum Way
, York
YO31 7ST

Offers Over £250,000

 2  2

This wonderful riverside apartment is set just a short walk from York city centre as well as local amenities and access to good transport links.

Well maintained and presented throughout, the modern, spacious accommodation includes a lovely light and airy reception room with doors opening on to a balcony with ample space for a bistro table and chairs.

There is a modern kitchen with a range of fitted units and integrated appliances.

A large hallway leads to two double bedrooms with en-suite shower room to the master and house bathroom.

The property also benefits from secure allocated parking and riverside communal gardens.

Leasehold
Length of lease: 107 years remaining
Ground rent £450 per annum
Ground rent review period: reviewed in 2027
Service charge £213.29 pcm
Service charge review period TBC

Council Tax Band- D

