



18 Rome House, Eboracum Way, York, YO31 7ST


Guide Price £170,000

  
Churchills  
YORK'S INDEPENDENT LOCAL ESTATE AGENT

- One Bedroom Apartment
- EPC Rating C
- Close to City Centre
- Open plan living and kitchen area
- Unfurnished
- Allocated parking

## THE PROPERTY

NO ONWARD CHAIN! A modern second floor apartment with parking, forming part of this central and convenient riverside development close to York's historic city centre, nearby shops, supermarkets and amenities. Suited for both investors and residential buyers this sizeable property is accessed via a secure communal hallway and comprises entrance hall, 22' living kitchen, large double bedroom and a three piece bathroom. The apartment looks over the communal gardens and the River Foss towards the city and has secure storage and designated parking. An accompanied viewing is highly recommended.

| Energy Efficiency Rating                           |           |                                                                                                             |
|----------------------------------------------------|-----------|-------------------------------------------------------------------------------------------------------------|
|                                                    | Current   | Potential                                                                                                   |
| <i>Very energy efficient - lower running costs</i> |           |                                                                                                             |
| (92 plus) <b>A</b>                                 |           | <b>88</b>                                                                                                   |
| (81-91) <b>B</b>                                   |           |                                                                                                             |
| (69-80) <b>C</b>                                   | <b>80</b> |                                                                                                             |
| (55-68) <b>D</b>                                   |           |                                                                                                             |
| (39-54) <b>E</b>                                   |           |                                                                                                             |
| (21-38) <b>F</b>                                   |           |                                                                                                             |
| (1-20) <b>G</b>                                    |           |                                                                                                             |
| <i>Not energy efficient - higher running costs</i> |           |                                                                                                             |
| <b>England &amp; Wales</b>                         |           | EU Directive 2002/91/EC  |

## ACCOMMODATION

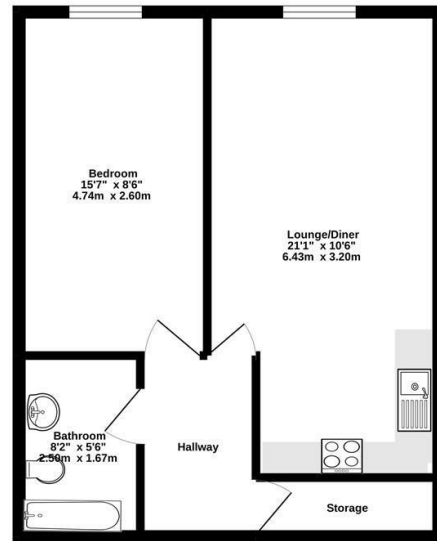
### Entrance Hallway

**Lounge/Diner**  
21'1" x 10'6"

**Bedroom**  
15'7" x 8'6"

**Bathroom**

Ground Floor  
452 sq.ft. (42.0 sq.m.) approx.



1 Bedroom Flat

TOTAL FLOOR AREA: 452 sq.ft. (42.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the figures contained herein, measurements of areas, volumes, rooms and any other items are approximate and the 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 layout, fixtures and fittings shown have not been tested and no guarantee is to the quality or quantity of materials used for them.  
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