

8 Florence House Eboracum Way
York, YO31 7SQ
Guide Price £175,000



NO ONWARD CHAIN.

A modern and well-proportioned one-bedroom ground-floor apartment with allocated parking, set within a central and highly convenient riverside development close to York's historic city centre. The property is ideally located near local shops, supermarkets, and a wide range of amenities.

Appealing to both owner-occupiers and investors, this spacious apartment is accessed via a secure communal entrance and briefly comprises an entrance hall, a generous 22' lounge/dining room with glazed doors opening onto a private terrace, a fitted kitchen, a double bedroom, and a contemporary three-piece bathroom.

Externally, the property benefits from a front terrace, well-maintained communal gardens, views toward the River Foss, secure storage, and designated parking.

An accompanied viewing is highly recommended to appreciate the location and accommodation on offer.

Hallway

Sitting/Dining Room

11'5" x 22'1" (3.48m x 6.73m)

Kitchen

8'1" x 8'4" (2.46m x 2.54m)

Bedroom

9'8" x 16'7" (2.95m x 5.05m)

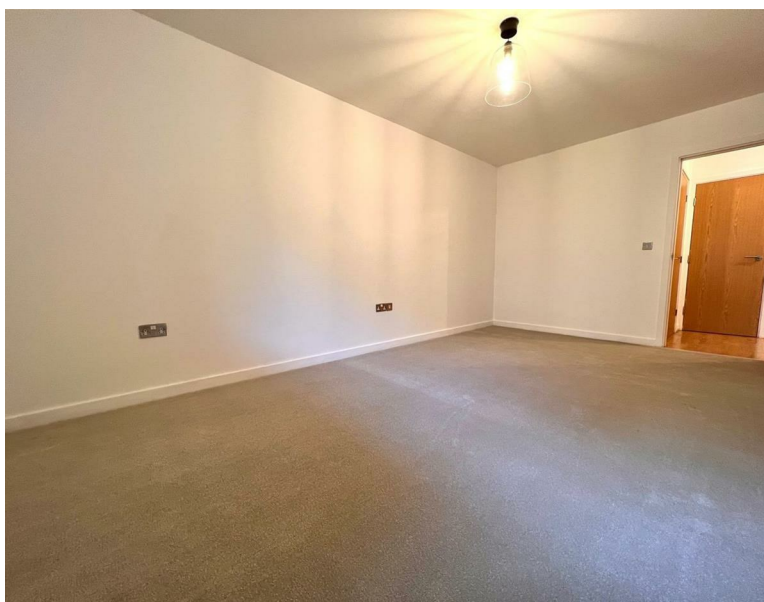
Bathroom

6'4" x 8'4" (1.93m x 2.54m)

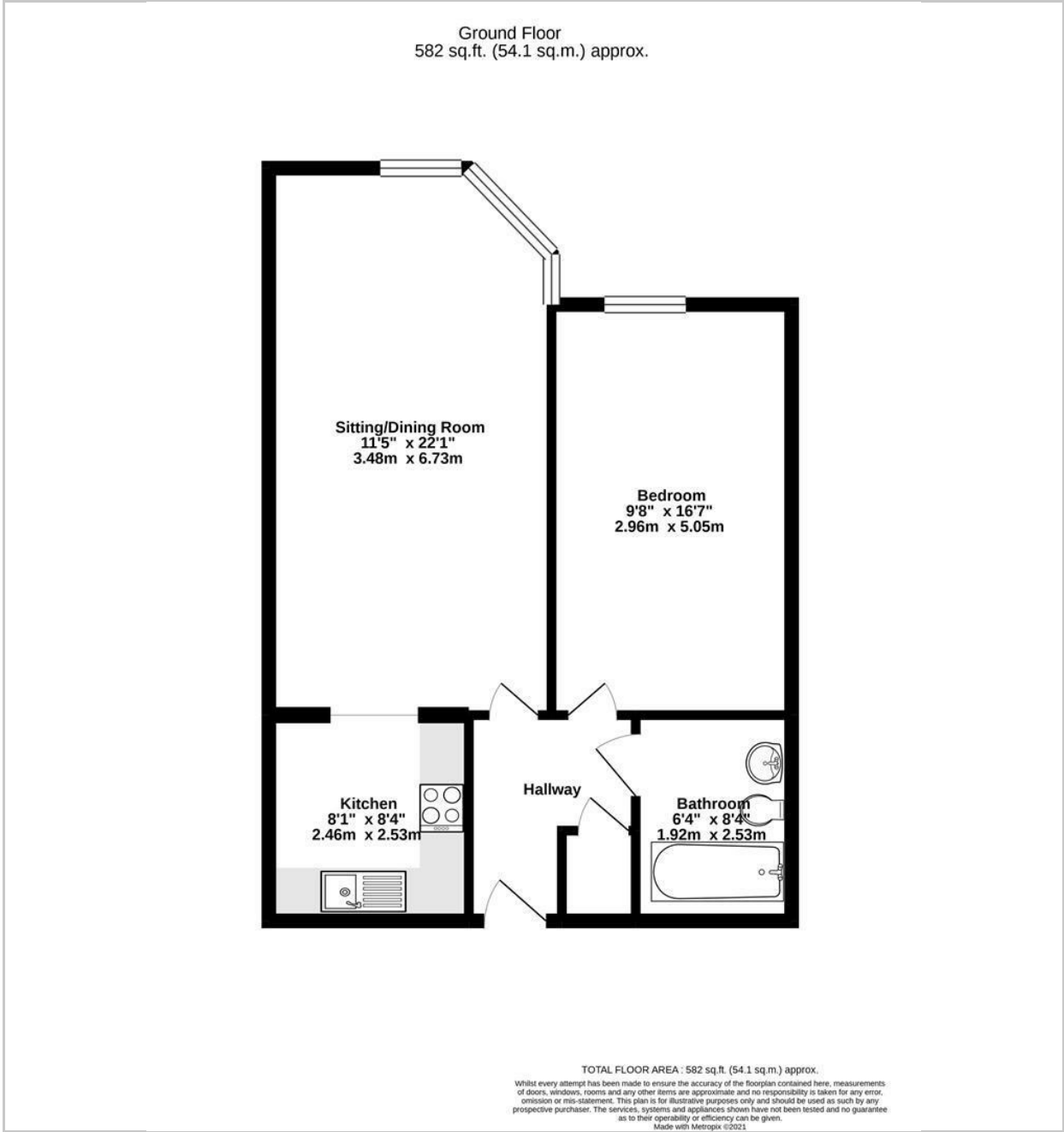
Agents note:

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the sales transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our office for further details.

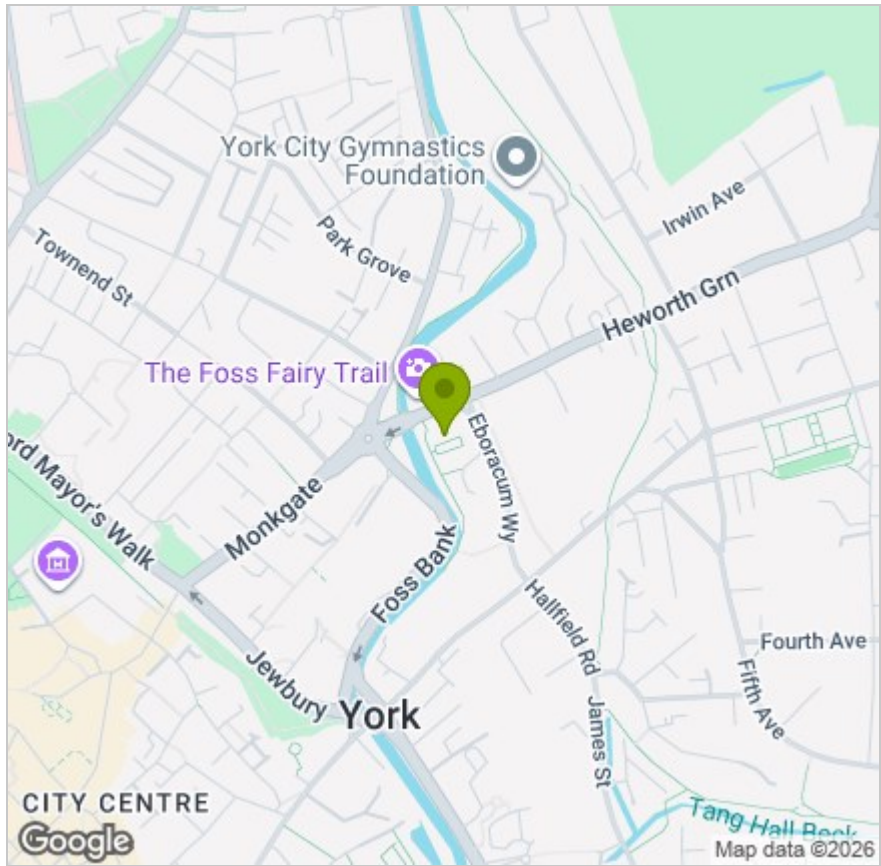




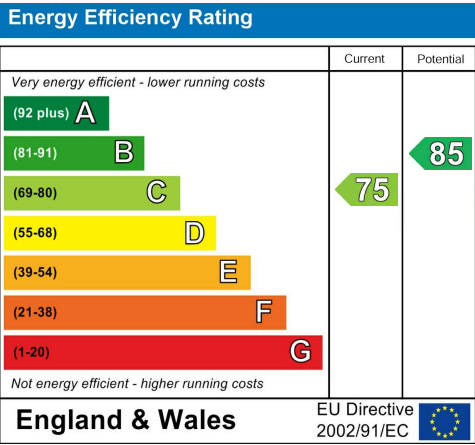
FLOOR PLAN



LOCATION



EPC



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