



7 Aurega House 180 Fulford Road York
North Yorkshire, YO10 4DA
£1,100 PCM

 2  1  1  c

****Two bedroom apartment in popular residential location****

This two bedroom apartment in the popular area of Fulford has become available to rent. You enter the property into the spacious hallway, to your left you will find a large open plan kitchen and living space, the kitchen comes complete with all white goods.

As you proceed further down the hallway you will find two double bedrooms, one complete with an ensuite as well as a family shower room.

The property would be perfect for up to two sharers, a young couple or small family.

Council Tax Band C

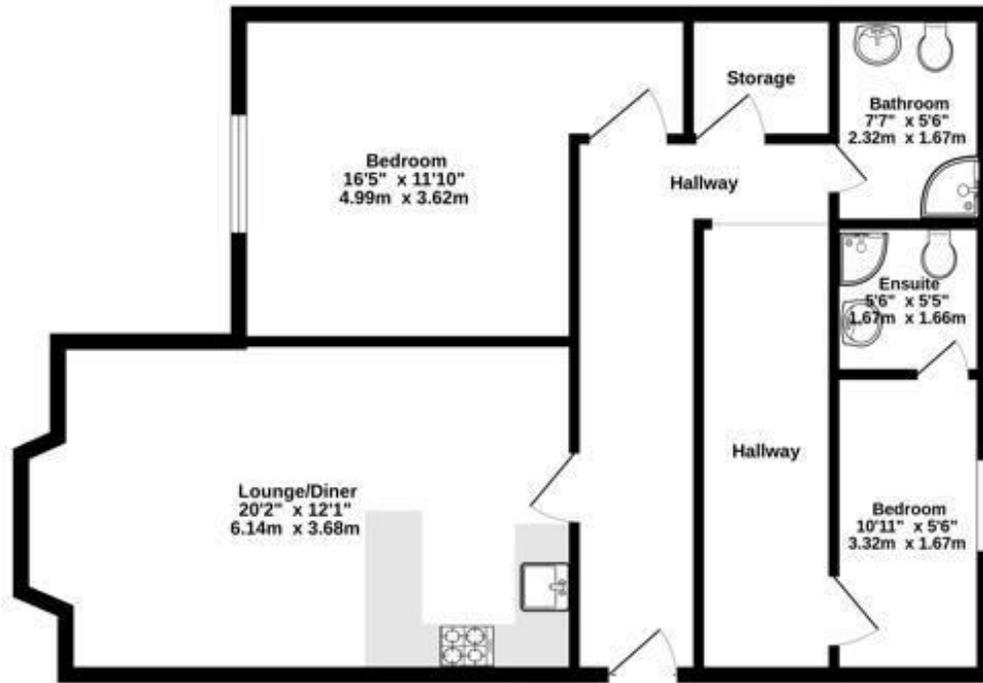
EPC Rating C

Available Late April



FLOOR PLAN

Ground Floor
737 sq.ft. (68.5 sq.m.) approx.



TOTAL FLOOR AREA: 737 sq.ft. (68.5 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, 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 guarantee as to their operability or efficiency can be given.
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LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		80	83
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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 firm's employment has the authority to make or give any representation or warranty in respect of the property.