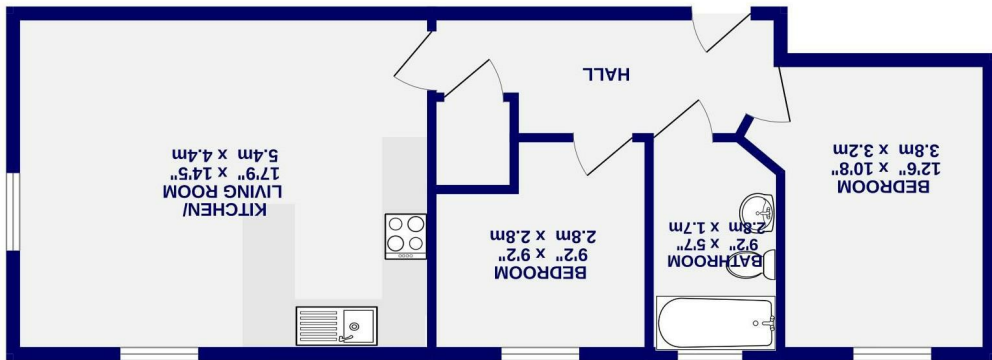


- Eboracum Way,
York
YO31 7ST

3RD FLOOR
579 sq.ft. (53.8 sq.m.) approx.



TOTAL FLOOR AREA: 579 sq. ft. (53.8 sq.m.) approx.



Eboracum Way
, York
YO31 7ST

£190,000



Nestled just outside York's historic City Walls, this beautifully maintained two-bedroom apartment in Rome House, Layerthorpe, offers modern city living in a peaceful riverside setting and available with no onward chain.

Step inside to discover a light and spacious open-plan kitchen and living area, complete with integrated appliances and ample space for dining and relaxation. Both double bedrooms are generously sized, while the modern three-piece bathroom is presented very clean and tidy.

Residents benefit from access to private, gated gardens that extend along the river; a rare find that provides a tranquil outdoor retreat within easy reach of the city centre. The property also includes an allocated parking space in the secure underground car park.

Perfectly positioned, Rome House is just a short stroll from Stonebow and Monkgate, with nearby amenities at Foss Islands retail park and regular bus links to Monks Cross Shopping Centre, making this an ideal choice for professionals, first-time buyers, or investors alike.

Leasehold
Length of lease- 105 years remaining
Ground rent - £310 per annum
Ground rent review period- Increases every 10 years. Next increase due in 2026.
Service Charge- £293.74 pcm

Council Tax Band - C

A selection of rooms have been dressed using AI for illustrative purposes

