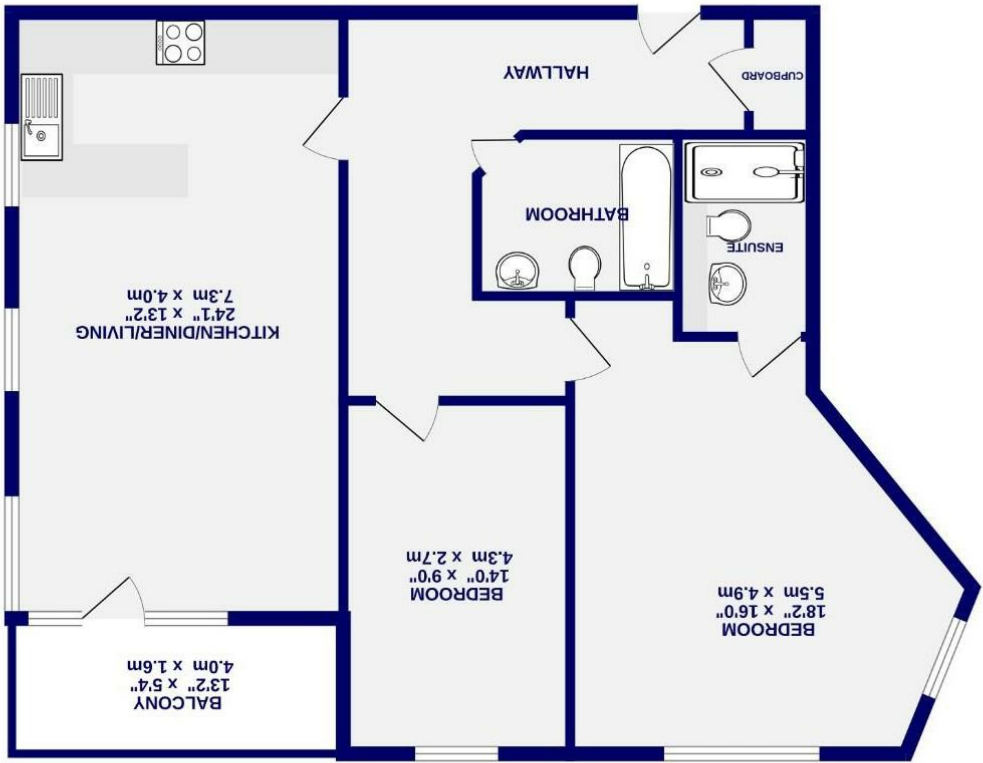


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, 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 C
 - Offered No Onward Chain
 - Popular Residential Development
 - Far Reaching Views
 - Parking
 - Lift Access
 - Two Double Bedrooms
 - Spacious First Floor Apartment
- Leasehold
Council Tax Band - D
YO31 7SR
Eboracum Way, York
Venice House



FIRST FLOOR
922 sq.ft. (85.6 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the layout, measurements of rooms and any other areas are approximate. It is recommended that prospective purchasers obtain their own measurements. The plan is for illustrative purposes only and should be used as a guide only. Prospective purchasers should 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.



Venice House
Eboracum Way, York
YO31 7SR

£200,000



Located within a modern development in a highly convenient position close to York city centre, this spacious apartment enjoys a wonderful outlook across the River Foss Offering generous accommodation throughout and a private balcony with far-reaching views, this home will appeal to a range of buyers, from professionals to those seeking a well placed city base.

Accessed via either stairs or lift, the apartment opens into a large entrance hallway with a useful cloaks cupboard and doors leading to all principal rooms. The heart of the home is the bright and airy open plan living, dining and kitchen space, enhanced by dual aspect windows and a door opening onto the balcony. There is ample room for both seating and dining areas, making it ideal for everyday living as well as entertaining. The modern kitchen is fitted with a range of wood-effect wall and base units, complemented by an integral oven, electric hob with extractor hood, fridge freezer and a breakfast bar.

The principal bedroom is a generous double offering pretty views and the added benefit of a contemporary en suite shower room. A second double bedroom provides flexible accommodation for guests, a home office or additional family members, and is served by the house bathroom, fitted with a bath and shower over.

Set in a central location within easy reach of York city centre, local amenities and transport links, this well presented apartment offers comfortable, low-maintenance living in an enviable setting. Offered no onward chain.

Leasehold
Length of lease- 108 years remaining
Ground rent - £600 per annum
Ground rent review period- Fixed
Service Charge- £2,472 per annum

Council Tax Band- D

