

HUDSON  
MOODY

# Ramsey House St Johns Walk York YO31 7SG

**Rent:** £1,175 PCM  
**Deposit:** £1,355  
**Furnishing:** Unfurnished  
**Council Tax Band:** C  
Available immediately



- Top Floor Apartment
- Open Plan Living Space
- 2 Double Bedrooms
- Allocated Parking
- Council tax band C

- Unfurnished
- Kitchen With Appliances
- Two Bathrooms
- Communal gardens
- Available immediately



A spacious and superbly presented top floor apartment. Ramsey House forms part of The Croft development lying just off Heworth Green and lying within easy reach of all York's facilities.

The apartment benefits from electric heating and double glazing. The accommodation comprises: Entrance hall, open plan living space incorporating a kitchen area with appliances. Master bedroom with en-suite shower room, a second double bedroom and bathroom. The apartment is set within communal gardens and there is an allocated car parking space.

Council tax band C

No smokers. Available immediately

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	76	83

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	73	75



**York- Lettings 58 Micklegate, York, North Yorkshire, YO1 6LF 01904 629629 lettings@hudson-moody.com**