



2 Merchant Exchange Bridge Street

, York, YO1 6LT

£2,000 Per Month

Merchant Exchange | Stunning river views | Contemporary open lounge kitchen | Two bedrooms | Ensuite bathroom | Off street parking in secure carpark | Delightful communal courtyard | Balcony | Available July | Council tax band F | EPC tbc

- Amazing river views
- Central location
- Two bedrooms
- Secure off road parking
- Exclusive development
- Two bathrooms
- Large open plan living kitchen
- Balcony overlooking the river
- Available July
- Unfurnished

Viewing

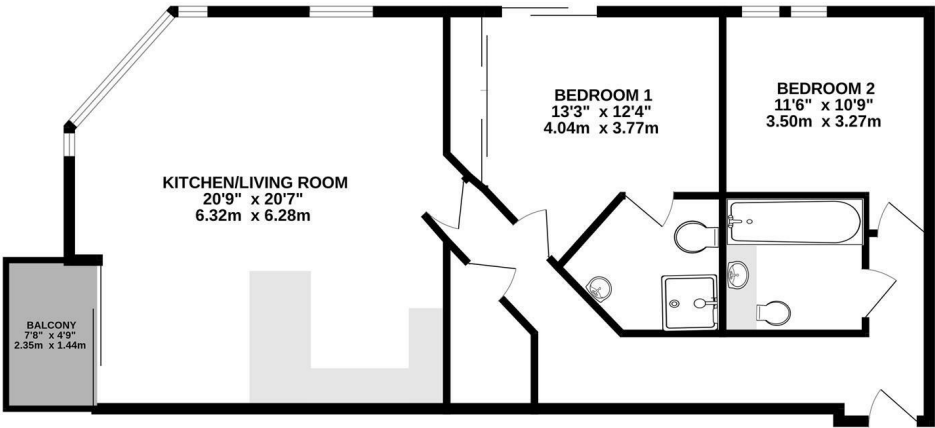
Please contact our Quantum Estate Agency Lettings Office on 01904 631631 if you wish to arrange a viewing appointment for this property or require further information.



For Sale

THIRD FLOOR
895 sq.ft. (83.1 sq.m.) approx.

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		
England & Wales		
EU Directive 2002/91/EC		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		



TOTAL FLOOR AREA : 895 sq.ft. (83.1 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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