



ROB LETTS

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# Foss Place, Foss Islands Road

Guide Price £170,000

1 1 1



Finding an immaculate apartment within minutes of York city centre is appealing enough. Finding one with its own allocated parking space makes Apartment 10 at Foss Place particularly difficult to ignore. Positioned on the first floor of this well-maintained development, the apartment is accessed via tidy communal areas, with a lift available to take you straight upstairs.

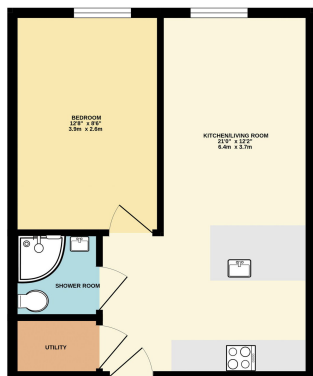
Inside, a practical entrance hallway provides useful built-in storage before opening into the bright, sociable kitchen and living room. The kitchen has been upgraded over the years and now offers a sleek modern finish, integrated appliances, excellent storage and a breakfast bar overlooking the living space. You can even catch a view towards York Minster. The bedroom is a comfortable double, beautifully presented and large enough to accommodate the essentials without feeling restricted. A smart shower room, fitted with a shower cubicle, wash basin, WC and heated towel radiator, completes the accommodation.

Downstairs, residents also benefit from a communal bicycle store, maintained bin stores and that all-important allocated parking space.

With York's historic walls, shops, cafés and restaurants just minutes away, this immaculate apartment would make an excellent first home, convenient city base or appealing investment opportunity. It is ready for its next owner to move straight in and enjoy.

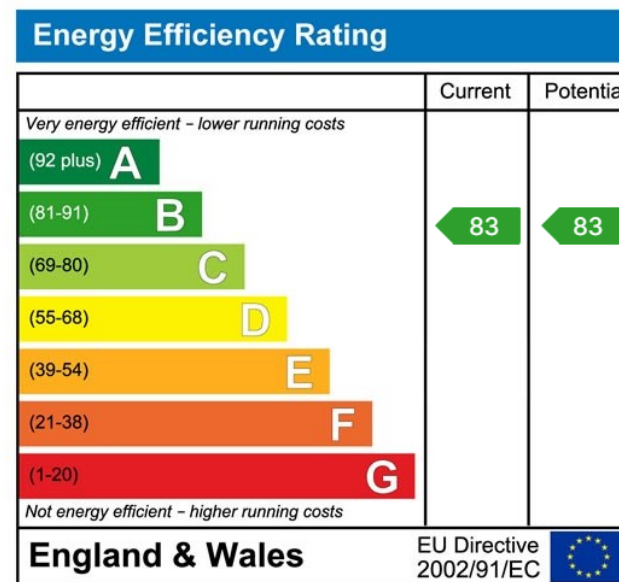


GROUND FLOOR  
361 sq. ft. (33.5 sq.m.) approx.



TOTAL FLOOR AREA: 361 sq.ft. (33.5 sq.m.) approx.  
While every attempt has been made to ensure the accuracy of the floorplan, it is not a guarantee. The floorplan is for information only and should not be used as a basis for any decision. The floorplan is not a contract and does not constitute an offer. The floorplan is not a guarantee and should not be used as a basis for any decision. The floorplan is not a contract and does not constitute an offer. The floorplan is not a guarantee and should not be used as a basis for any decision.

- Immaculately presented first-floor apartment
- Bright open-plan kitchen and living room
- Good-sized double bedroom
- Lift access to the first floor
- Minutes from York's city walls, with views towards York Minster
- Allocated parking space close to York city centre
- Breakfast bar overlooking the living space
- Smart modern shower room
- Built-in hallway storage and communal bike store
- When enquiring about this property, please quote ref: RL0918



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