



HUDSON
MOODY

7 Venice House Eboracum Way, York YO31 7SR



A one bedroom ground floor apartment with a private outdoor seating area and secure parking. Situated in a sought after development on the edge of the city centre.



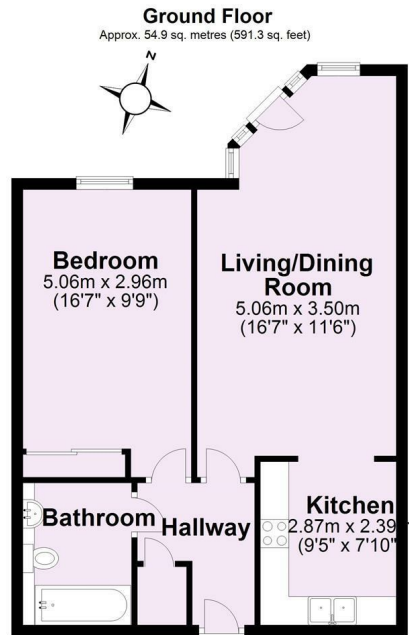
Accommodation:

- Contemporary Ground Floor Apartment
- Open Plan Living Dining Area with Sliding Door onto the Terrace
- Kitchen with Integral Appliances
- Generous Double Bedroom
- Modern Bathroom with Shower over bath
- Private Terrace
- Communal Gardens and Outdoor Seating
- No onward Chain
- Secure Undercroft Parking Space
- Convenient Location within Walking Distance of York City Centre and York St John University

Guide Price £176,000

Tenure: Leasehold



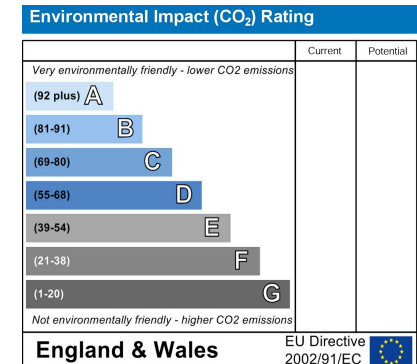
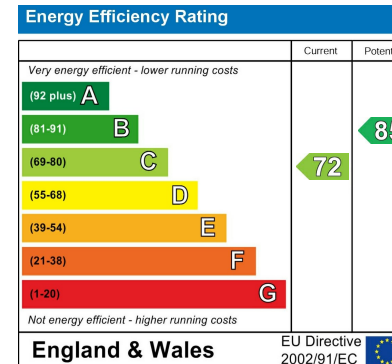


Total area: approx. 54.9 sq. metres (591.3 sq. feet)

For Illustrative Purposes Only - not to scale
Plan produced using PlanUp.



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IMPORTANT NOTICE

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2. 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.
3. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise.
4. 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.
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