

Venice House
Eboracum Way, York
YO31 7SR

£210,000



Situated on the third floor of a well-maintained development on Eboracum Way, ideally positioned between Heworth Green and Layerthorpe, this beautifully presented two-bedroom apartment offers the perfect balance of peaceful surroundings and city convenience. Located just outside the historic city walls of York and tucked away within a small cul-de-sac, the property enjoys a quiet residential setting while remaining only moments from the vibrant heart of the city centre. The apartment has recently undergone full redecoration and has been re-carpeted throughout, leaving it in excellent, move-in ready condition. As a former rental property, it is offered with no onward chain, presenting an ideal opportunity for buyers seeking a straightforward purchase.

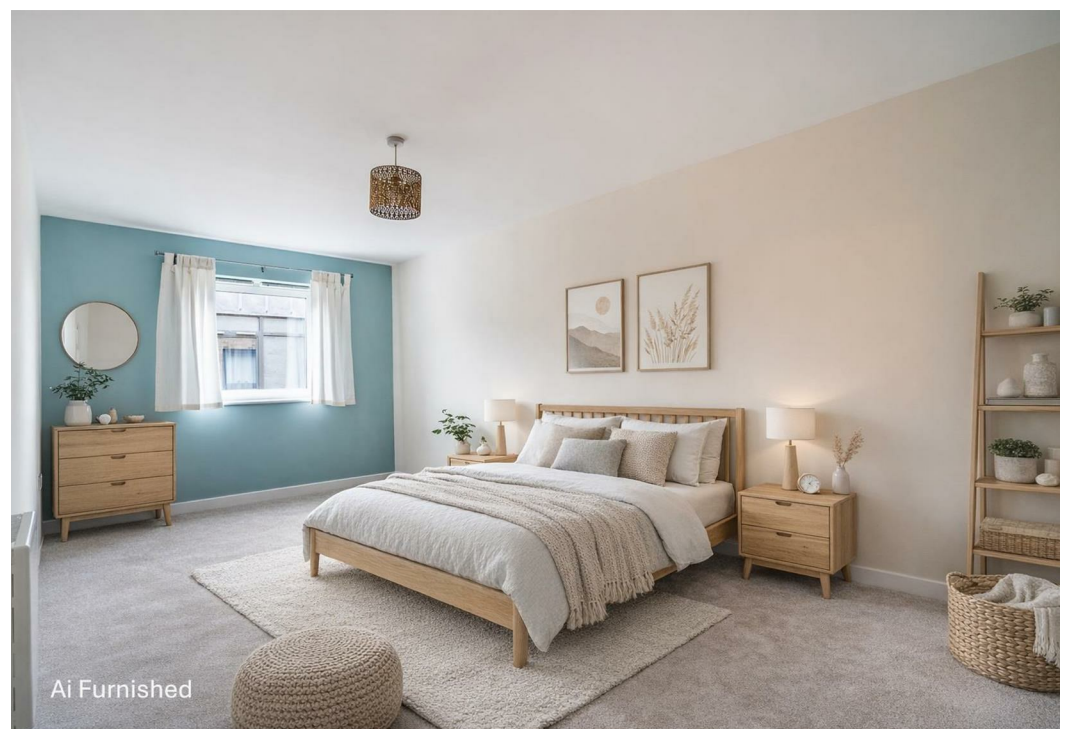
At the centre of the home is a spacious open-plan kitchen and living area, perfectly suited to modern living. The kitchen is fitted with a range of integrated appliances, all of which are included as part of the sale, creating a sleek and practical cooking space. The living area is generously proportioned, offering ample room for both comfortable seating and a dining table, making it ideal for everyday living and entertaining alike. Leading directly from the reception space is a well-sized balcony that enjoys uninterrupted views of York Minster, providing a truly special outlook and a rare feature so close to the city centre.

There are two well-proportioned double bedrooms, both offering flexibility for a range of uses. The primary bedroom is particularly impressive in size, providing excellent space for additional furnishings. The bathroom comprises a modern three-piece suite, all presented in great condition and finished to a contemporary standard.

Length of lease- 108 years remaining
Ground rent - £600 per annum - paid until 2027
Service Charge - £3,420 per annum, paid until 2027.
Management company expected to change on 18th September, with the service charge expected to reduce by around half.
Council tax - D



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