



HUDSON  
MOODY

37 Venice House Eboracum Way, York YO31 7SR

A superb fourth floor apartment situated in a prestigious development just off Heworth Green and within easy reach of York city centre.

This two bedroom apartment has been superbly maintained and provides spacious accommodation including a magnificent master bedroom suite, open plan living areas and a balcony giving panoramic cityscape views.

- **Impressive Fourth Floor Apartment**
- **Lift and Stairs**
- **Large Reception Hall**
- **Open Plan Living, Kitchen and Dining Area**
- **Double Bedroom**
- **Balcony with Minster Views**
- **Huge Master Bedroom Suite with Shower Room**
- **Communal Gardens and Riverside Walks**
- **Excellent Location**
- **Close to York City Centre**

**Guide Price £343,000**

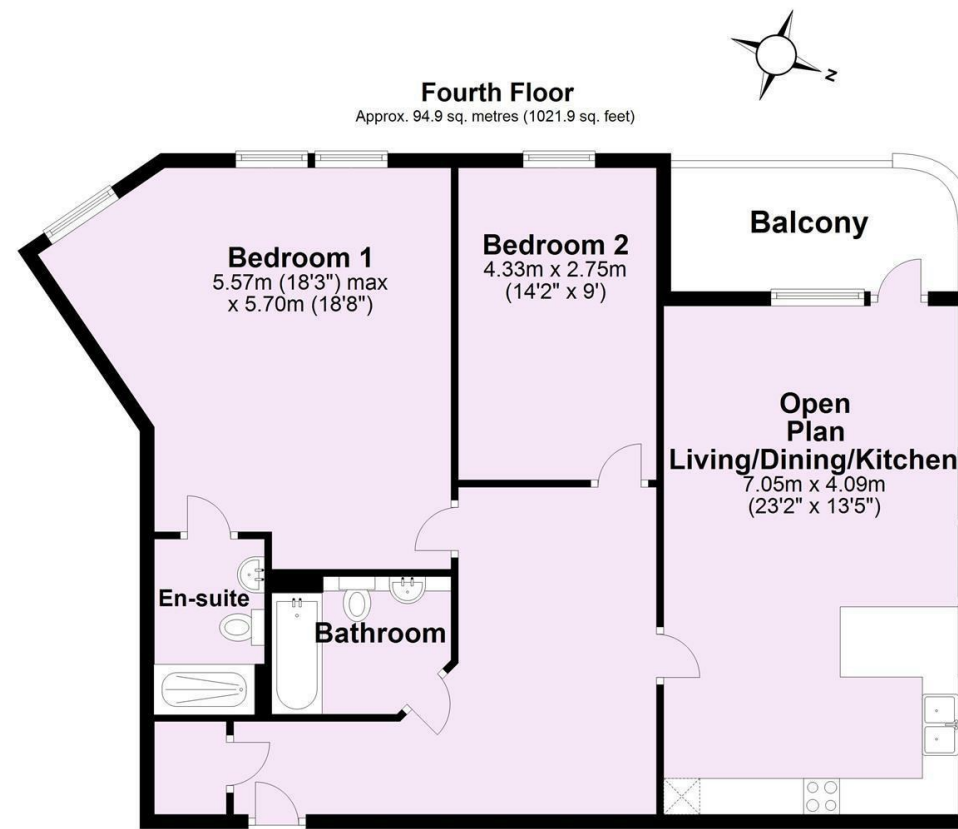
**Tenure: Leasehold**

**Council Tax Band: D**

Years remaining: 105

Service charge: £3,419.00 pa

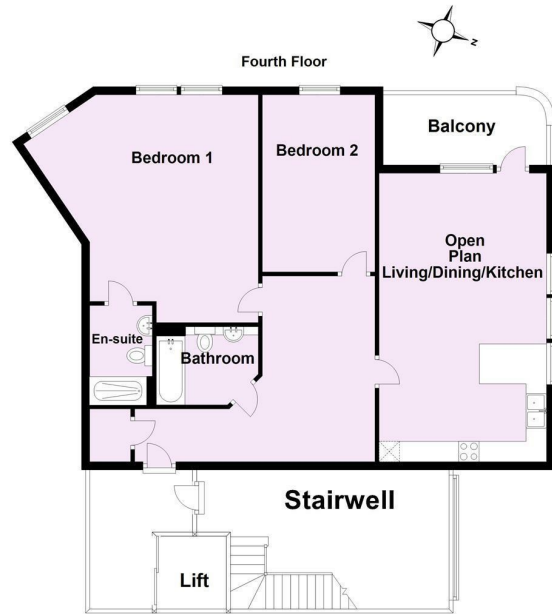
Ground Rent: £465.00 pa



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







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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		73	80
(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	



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#### IMPORTANT NOTICE

1. These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. Please do so particularly if contemplating travelling some distance to view the property.
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.
5. No person in the employment of Hudson Moody has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.
6. All buyers are asked to complete an online AML check through HIPLA, at their own expense, at the time of their offer to purchase a property being accepted and before the Memorandum of Sale can be issued.

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