



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.



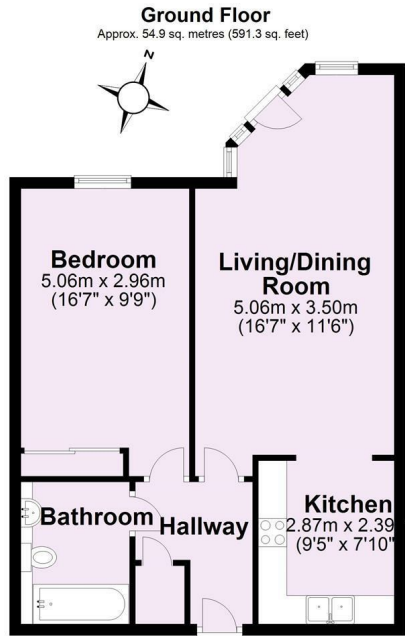
## Accommodation:

- 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 £172,000**

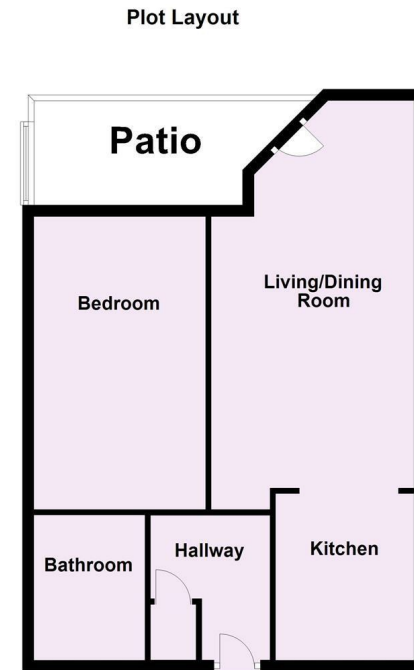
Tenure: Leasehold





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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Plan produced using PlanUp.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C		72	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
<b>England &amp; Wales</b>		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.

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