



## Flat 1 Venice House

Eboracum Way, YO31 7SR

£1,100 pcm

- 16/03/2026
- UNFURNISHED
- GROUND FLOOR APARTMENT
- LARGE ACCOMMODATION
- ENSUITE SHOWER ROOM
- COMMUNAL GARAGE PARKING
- ELECTRIC HEATING
- COUNCIL TAX BAND 'D'

## GENERAL SUMMARY

Situated on the ground floor of this highly sought-after residential apartment complex, this unfurnished two bedroom property is offered to the market; Finished to a high standard the property briefly comprises of a large entrance hall with intercom phone system. Off the hallway is an airing cupboard also housing the hot water cylinder for the apartment. The bathroom is fully tiled and includes a low flush WC, a wall mounted wash hand basin and bath tub. There is also a useful towel radiator present and a large mirror fixed to wall. The master bedroom is of good size and includes an ensuite shower room with walk in shower cubicle, wash hand basin and WC. The second bedroom is again of good size. The kitchen is Open Plan with the living area and includes an integrated fridge and freezer, washer dryer, standard size dishwasher, electric oven, electric hob and extractor hood. There are also ample cupboards for storage. The living area runs through to a patio door with its own private patio overlooking the River Foss, The development is ideally located for access into York city centre and has the benefit of underground garage parking with secure gated entrance and lift access lift access to your apartment floor. Express your interest TODAY by contact us at Littlefairs.

## TERMS OF TENANCY

The property is available To Let unfurnished, initially on an Assured Shorthold Tenancy for a minimum period of six months. Under the new Renter's Rights Act legislation, from 1st May 2026 all tenancies will be

automatically converted onto Assured Periodic Tenancies until either party give notice. Tenants will have security of tenure for the first twelve months, so long as they are not in breach of their agreement. An 'information sheet' is to be made available through the UK government from January 2026 and will be circulated to all tenants. A Security Deposit of £1,265 will be payable for this tenancy.

## ADDITIONAL INFORMATION

The Tenant will be responsible for the costs of Electricity, Water and Council Tax. Before your application can be fully considered, you will need to pay a holding deposit equivalent to one weeks' rent for the property you are interested in. On request, we will provide full documentation explaining what happens to that holding deposit and the circumstances in which the deposit will / will not be refunded.

## DIRECTIONS

As you approach the city centre from the eastern side, (from Monk Cross Shopping Centre), head straight across the roundabout in Heworth and continue along A1036. At the set of traffic lights meeting Eboracum Way, turn left onto Eboracum Way and Venice House is on your right hand side through a communal access gate.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C		
55-68	D	68   D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements