

N A I S H

ESTATE AGENTS



YORK  
EST. 1939



## 11 Phoenix Boulevard , York, YO26 4WX

Positioned on the second floor of a highly sought-after development, this spacious two-bedroom apartment offers an excellent opportunity for buyers looking to live just a short walk from York City Centre and the Railway Station, whilst enjoying a peaceful setting despite its central location.

**£210,000**

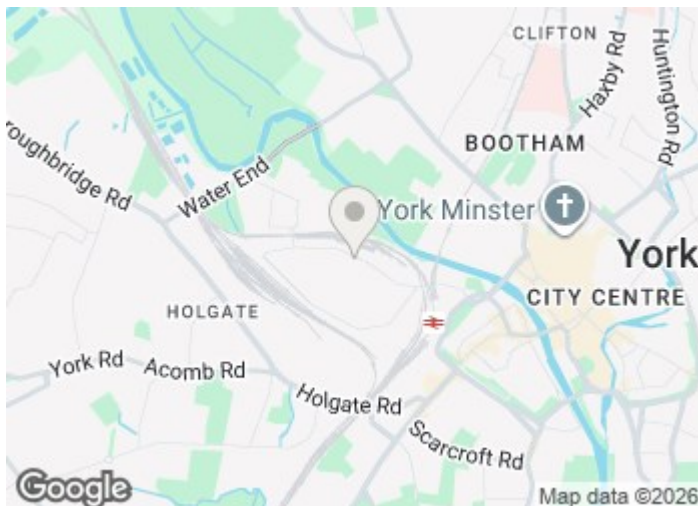
# 11 Phoenix Boulevard

, York, YO26 4WX



- Second Floor Apartment
- Two Bathrooms
- No Onward Chain
- Large Open-Plan Living
- Allocated Parking
- Two Double Bedrooms
- Walking Distance to City Centre/Railway Station

## Offer Procedure

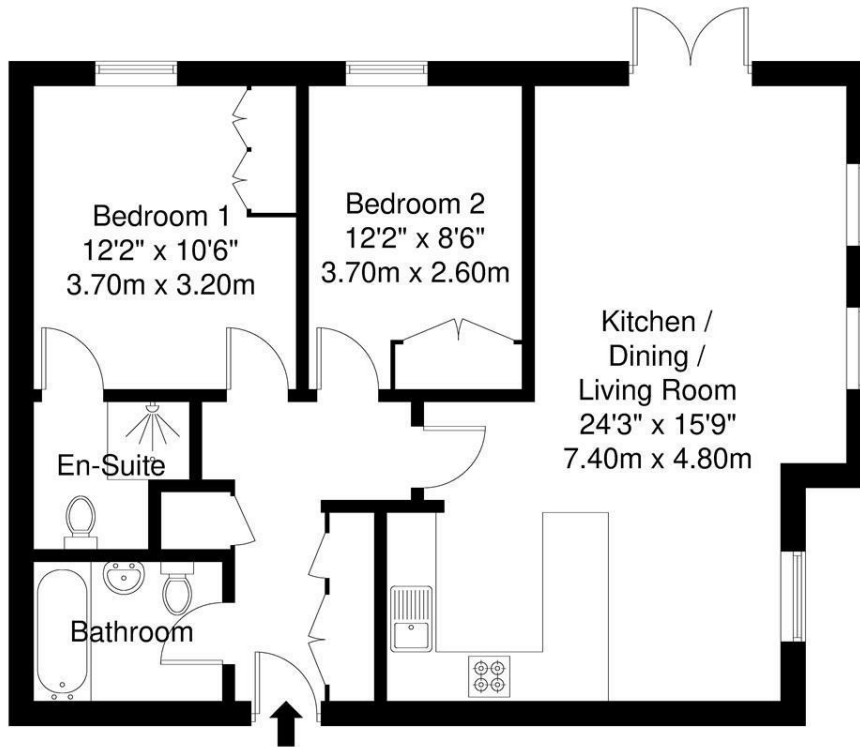


## Directions



# Floor Plan

11 Phoenix Boulevard



71.9 sq m / 773 sq ft

**APPROXIMATE GROSS INTERNAL AREA = 71.9 sq m / 773 sq ft**

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		78	79
(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	