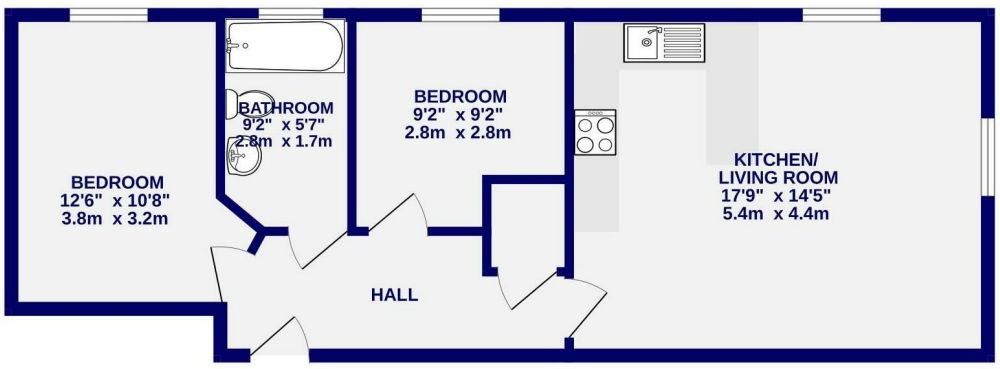


Eboracum Way
, York
YO31 7ST

Leasehold
Council Tax Band - C

- Offered With No Onward Chain
- Two Bedroom Apartment
- Walking Distance From City Centre
- Modern Bathroom & Kitchen
- Gated Gardens By The River
- Allocated Parking Space In Secure Underground Car Park
- Third Floor View
- EPC - D

3RD FLOOR
579 sq.ft. (53.8 sq.m.) approx.



TOTAL FLOOR AREA : 579 sq.ft. (53.8 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any other items are approximate. If included in the plan the garage/stores will form part of the overall floor area 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.
Made with Metropix ©2025

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. 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. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. 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. No person in the employment of Ashtons 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. Please note that some images may have been edited with the use of AI. We are legally required to carry out AML checks for all purchasers, sellers and giftors, which become mandatory once an offer has been accepted. There is a non-refundable fee of £30 + VAT per purchaser and per giftor for these checks.

Eboracum Way
, York
YO31 7ST

£190,000

2 1

Nestled just outside York's historic City Walls, this beautifully maintained two-bedroom apartment in Rome House, Layerthorpe, offers modern city living in a peaceful riverside setting and available with no onward chain.

Step inside to discover a light and spacious open-plan kitchen and living area, complete with integrated appliances and ample space for dining and relaxation. Both double bedrooms are generously sized, while the modern three-piece bathroom is presented very clean and tidy.

Residents benefit from access to private, gated gardens that extend along the river; a rare find that provides a tranquil outdoor retreat within easy reach of the city centre. The property also includes an allocated parking space in the secure underground car park.

Perfectly positioned, Rome House is just a short stroll from Stonebow and Monkgate, with nearby amenities at Foss Islands retail park and regular bus links to Monks Cross Shopping Centre, making this an ideal choice for professionals, first-time buyers, or investors alike.

Leasehold
Length of lease- 105 years remaining
Ground rent - £310 per annum
Ground rent review period- Increases every 10 years. Next increase due in 2026.
Service Charge- £293.74 pcm

Council Tax Band - C

* Some rooms are shown beside AI staged versions. Furnishings are illustrative, may not be to scale and are not included in the sale. AI may alter other details, so please refer to the original photo*





