



2 Chapel Apartments Union Terrace  
York, YO31 7ES  
Guide Price £300,000

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A STUNNING 2 BEDROOM FIRST FLOOR APARTMENT WITH SECURE PARKING set within this sought after modern development only a few minutes walk from the city centre. The property provides bright and spacious accommodation with high quality internal fittings and comprises entrance hall, large open plan living room with sitting area with double aspect views, dining kitchen with integrated appliances and granite work surfaces, bedroom 1 with en-suite shower room/WC, double size bedroom 2 and main bathroom. The development also benefits from a lift. SUPERB PURCHASE FOR PROFESSIONALS OR INVESTMENT BUYERS TO RENT OR AS A HOLIDAY LET.

### Entrance Hall

Entrance door, cloaks cupboard, radiator. Doors to;

### Living Area

19'8 x 12'8 (5.99m x 3.86m)  
uPVC double glazed windows to two aspects, radiator, TV point, power points. Carpet.

### Kitchen Area

Spacious dining kitchen with high quality fitted units and granite worktops, comprising 1/2 bowl sink unit with cupboards below, base units with cupboards and drawers, matching wall units, work surfaces, built in electric oven and hob, integrated dishwasher and fridge/freezer, power points. Vinyl floor covering.

### Bedroom 1

13'6 x 9'8 (4.11m x 2.95m)  
uPVC double glazed window to front, built in wardrobes, radiator, power points. Carpet. Panelled door to;

### En-Suite

Walk in shower cubicle, wash hand basin, low level WC, extractor fan. Vinyl floor covering.





### **Bedroom 2**

10'4 x 13'1 (3.15m x 3.99m)

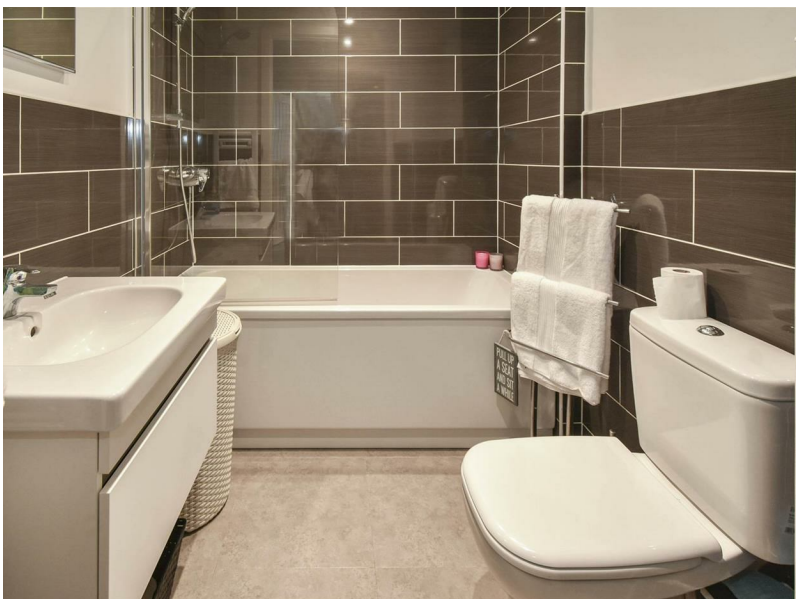
uPVC double glazed window to front, built in wardrobes, radiator, power points. Carpet.

### **Bathroom**

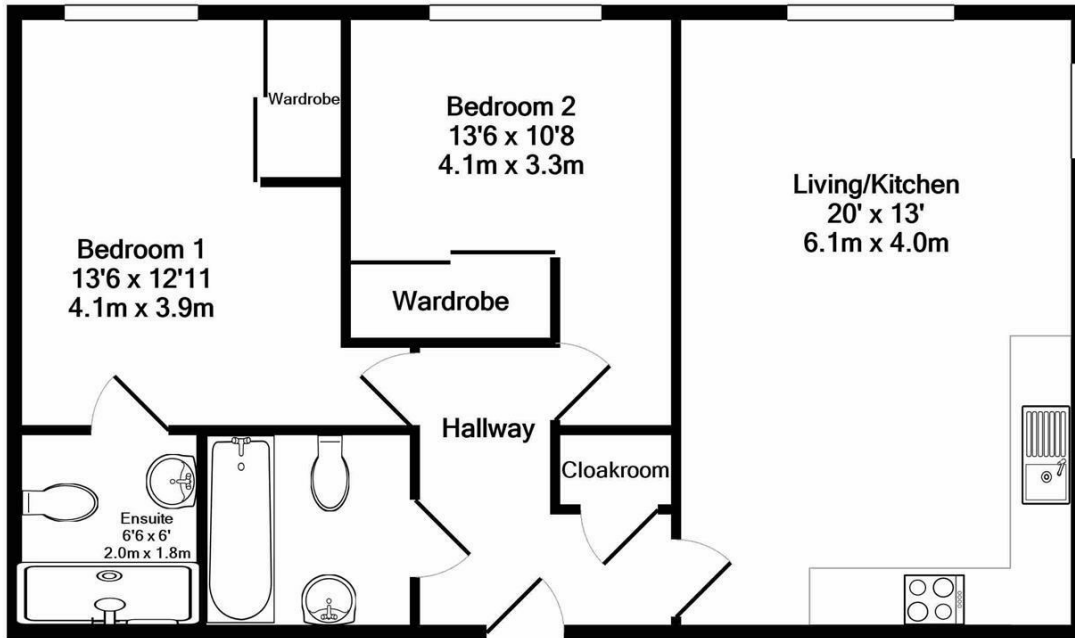
Three piece suite in white comprising panelled bath, vanity unit housing wash hand basin, low level WC, extractor fan, heated towel rail/radiator.

### **Outside**

There is a communal entrance with video entry phone system and a lift leading to upper floors. There is also an under ground car park which provides a secure, allocated parking space.



## FLOOR PLAN

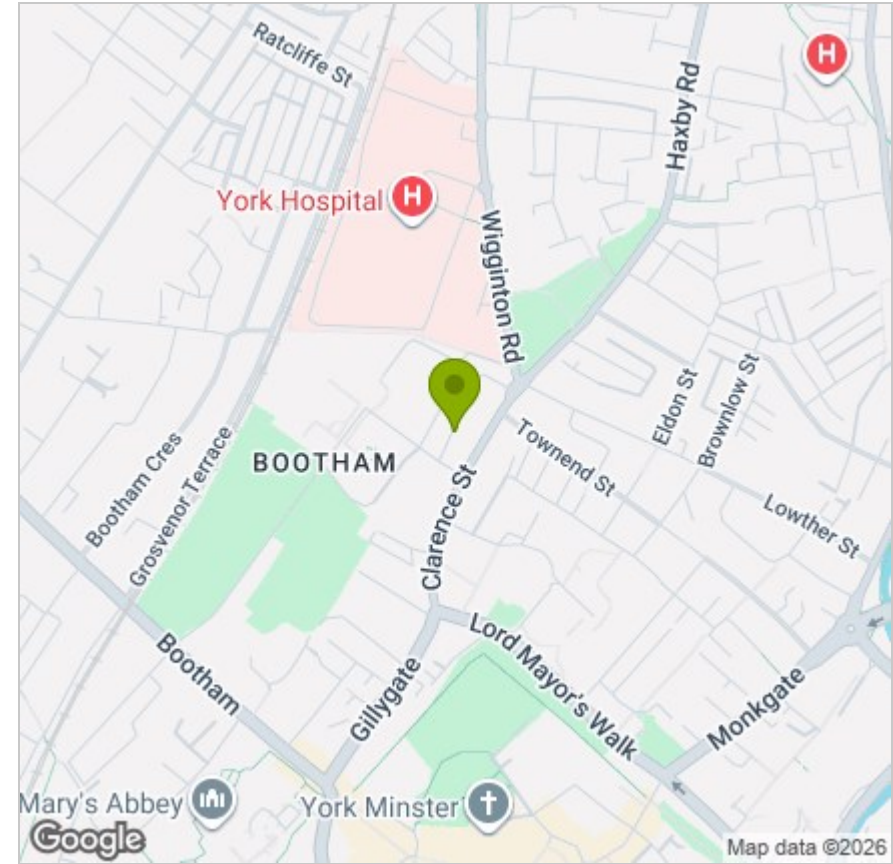


Total Approx. Floor Area 687 Sq.Ft. (63.9 Sq.M.)


Whilst every attempt has been made to ensure the accuracy of the floor plan 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

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## LOCATION



## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B	83	83
(69-80)	C		
(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 	

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