



7 Godwin House Darwin Close

York, YO31 9PF

£1,050 Per Month

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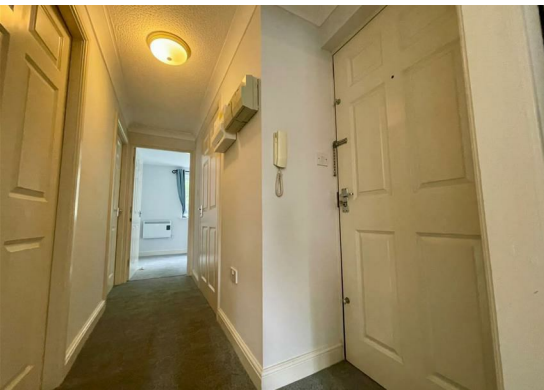
A well-presented 2 bedroom ground floor apartment, ideally positioned in this popular residential location within easy reach of local amenities and the city centre.

The property has been thoughtfully updated by the current owners and offers comfortable, modern living throughout. Accessed via a secure communal entrance, the accommodation comprises an inviting entrance hallway, a bright and spacious living room, and a well-appointed fitted kitchen with Washing Machine & Fridge. There are two good-sized bedrooms and a family bathroom.

White goods included: washing machine & fridge.
Allocated parking.

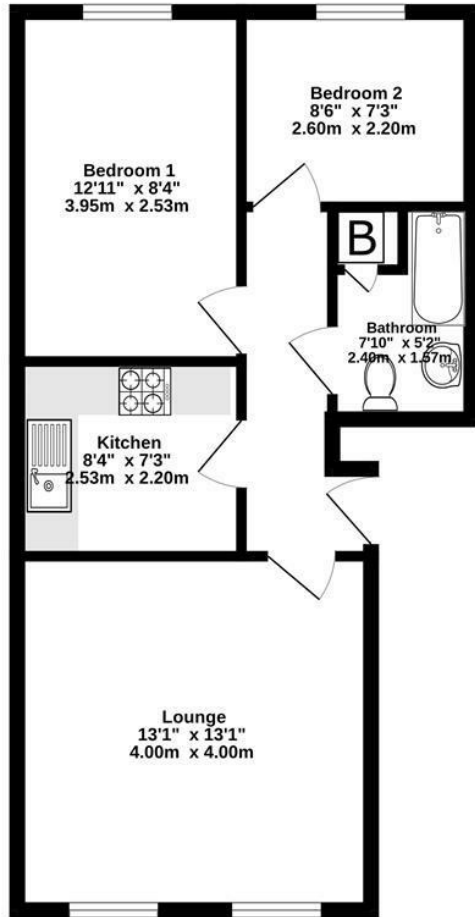
Council Tax Band B // EPC- C

Available 14th August



FLOOR PLAN

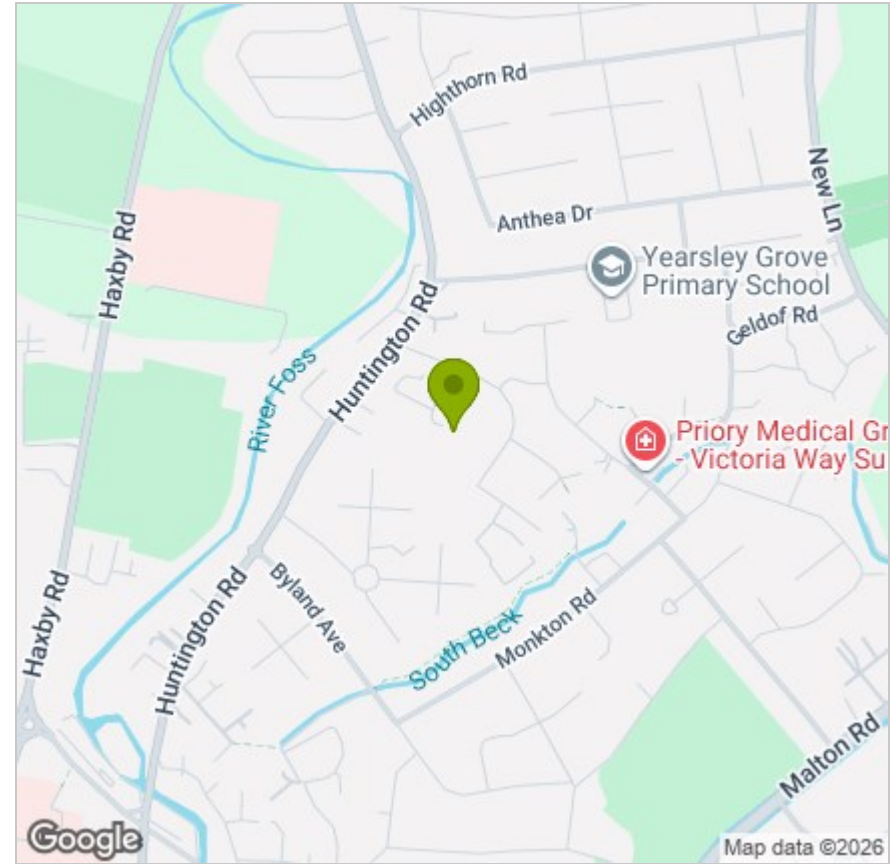
Ground Floor
490 sq.ft. (45.6 sq.m.) approx.



TOTAL FLOOR AREA : 490 sq.ft. (45.6 sq.m.) approx.

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.
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LOCATION



EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		69	76
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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