



8 Florence House Eboracum Way  
York, YO31 7SQ  
Guide Price £170,000

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## NO ONWARD CHAIN.

A modern and well-proportioned one-bedroom ground-floor apartment with allocated parking, set within a central and highly convenient riverside development close to York's historic city centre. The property is ideally located near local shops, supermarkets, and a wide range of amenities.

Appealing to both owner-occupiers and investors, this spacious apartment is accessed via a secure communal entrance and briefly comprises an entrance hall, a generous 22' lounge/dining room with glazed doors opening onto a private terrace, a fitted kitchen, a double bedroom, and a contemporary three-piece bathroom.

Externally, the property benefits from a front terrace, well-maintained communal gardens, views toward the River Foss, secure storage, and designated parking.

An accompanied viewing is highly recommended to appreciate the location and accommodation on offer.

### Hallway

### Sitting/Dining Room

11'5" x 22'1" (3.48m x 6.73m)

### Kitchen

8'1" x 8'4" (2.46m x 2.54m)

### Bedroom

9'8" x 16'7" (2.95m x 5.05m)

### Bathroom

6'4" x 8'4" (1.93m x 2.54m)

### Agents note:

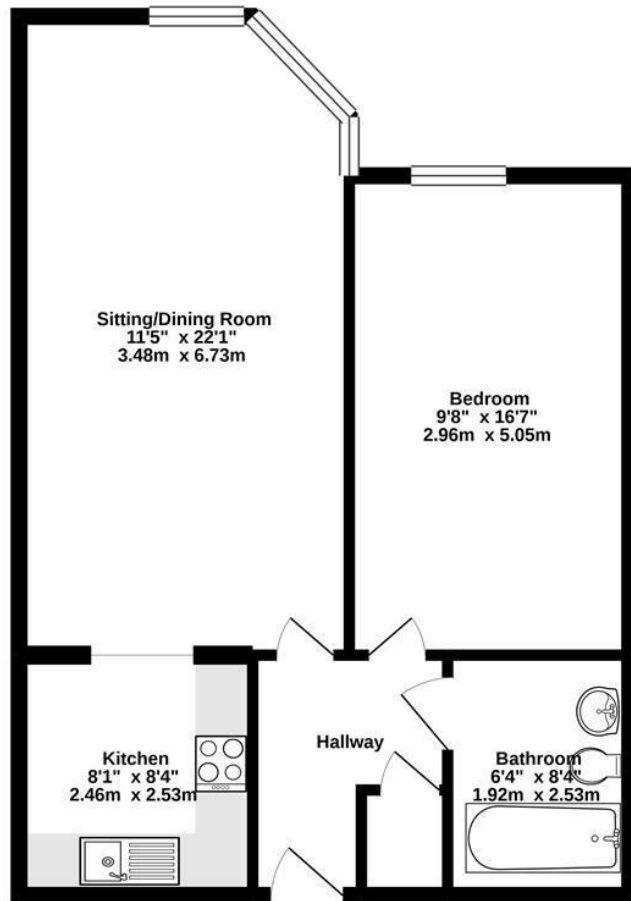
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## FLOOR PLAN

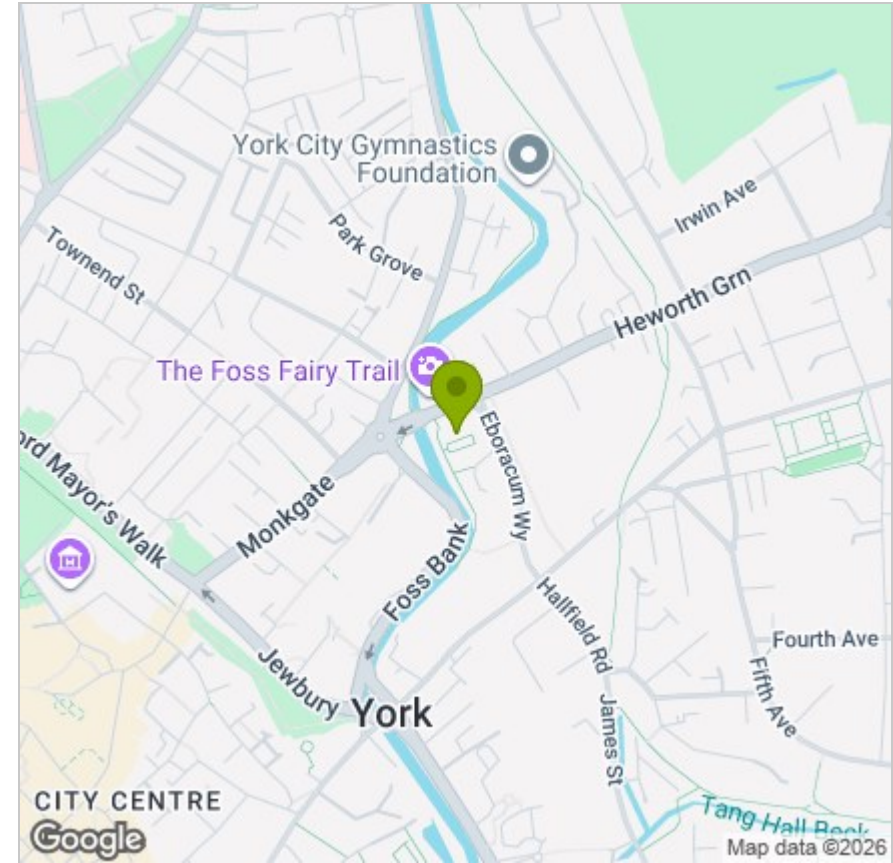
Ground Floor  
582 sq.ft. (54.1 sq.m.) approx.



TOTAL FLOOR AREA : 582 sq.ft. (54.1 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) <b>A</b>			
(81-91) <b>B</b>			<b>85</b>
(69-80) <b>C</b>		<b>75</b>	
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

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