



Flat 3 28 Trafalgar Street
York, YO23 1HZ
£1,095 PCM

 2  1  1  C

AVAILABLE NOW

This well presented & newly decorated 2 bedroom ground floor apartment is located in the sought after location of South Bank, within close proximity of the city centre, Rowntree's Park, Bishopthorpe Road and York racecourse.

The property comprises an entrance hallway which leads to a spacious lounge and separate kitchen with white goods including fridge freezer and oven hob. Also in the property is a well presented bathroom with bath and shower and two large bedrooms.

Sorry no pets or smokers

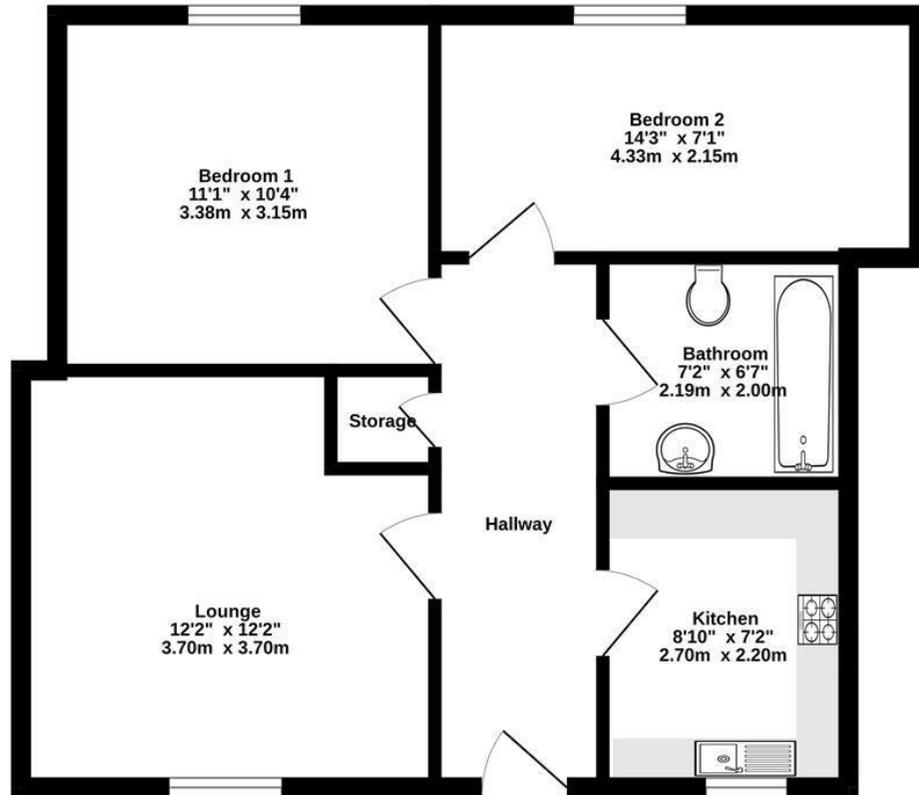
Council Tax Band B

EPC rating C



FLOOR PLAN

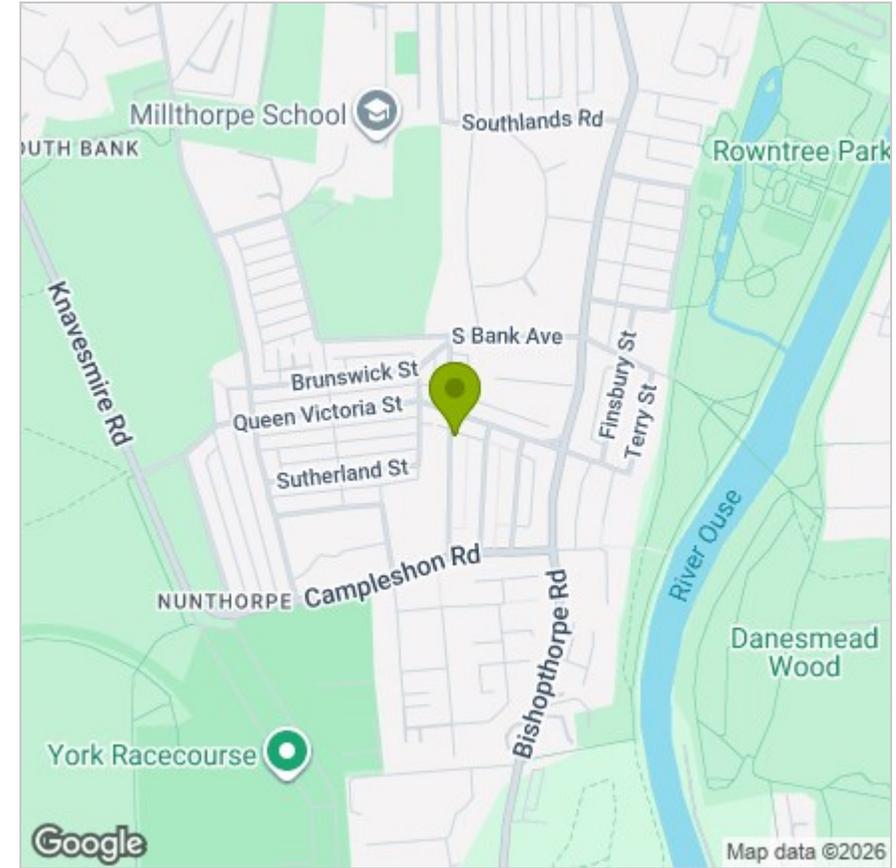
Ground Floor
549 sq.ft. (51.0 sq.m.) approx.



TOTAL FLOOR AREA: 549 sq.ft. (51.0 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	75	79
(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	

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.