



8 Florence House Eboracum Way

York, YO31 7SQ

**£925 Per Month**

 1  1  1  c

**\*\*MODERN APARTMENT SHORT WALK  
TO CITY CENTRE\*\***

This beautifully presented one bedroom apartment is located within close proximity of York City Centre. The property comprises an entrance hallway, bathroom with bath, shower and chrome towel radiator, spacious bedroom and fabulous kitchen with all white goods included

The bright lounge and dining space complete with French doors over look the patio space in the communal courtyard, ideal as outside space from the living room.

The property is available in late May.

Council Tax Band B

EPC Rating C

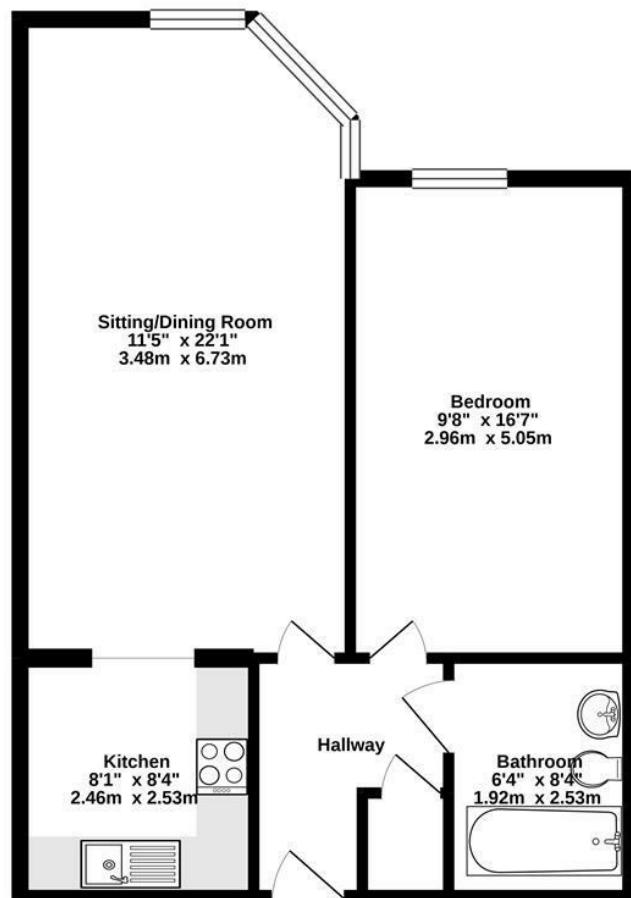
Sorry no pets or smokers.





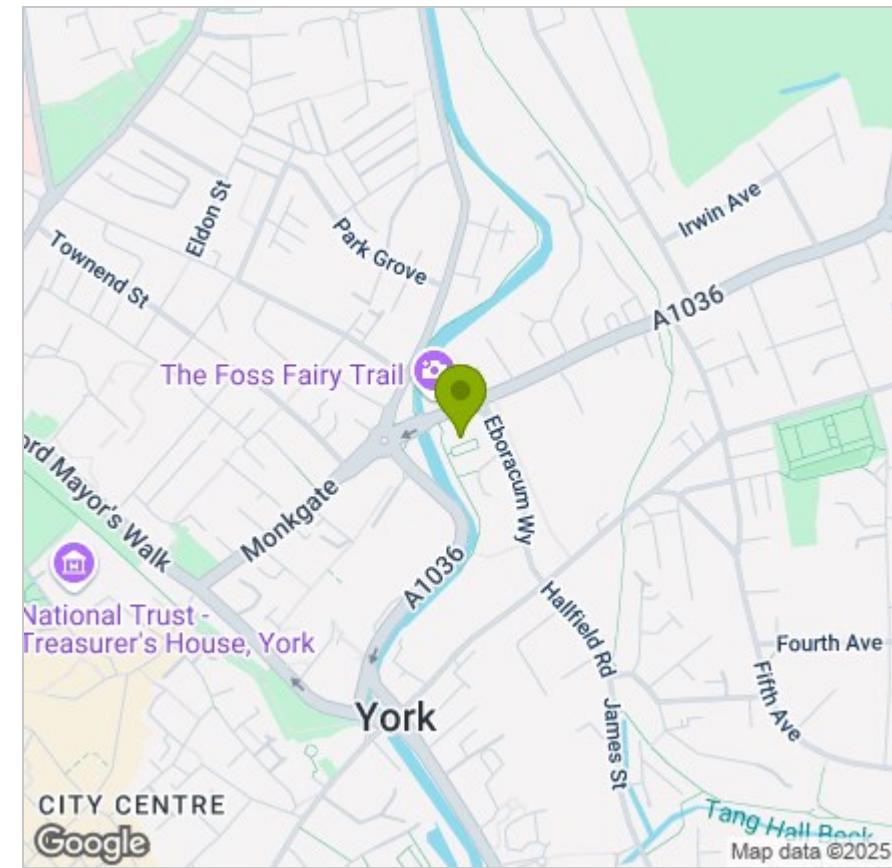
## FLOOR PLAN

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.  
Made with Metrox 62022

## LOCATION



## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	85
(81-91)	B	75
(69-80)	C	
(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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