



117 Westgate Leeman Rd
York, YO26 4ZF

£1,050 PCM



Churchills are delighted to offer for rent this fabulous ground floor 1 bedroom apartment set within this exclusive and sought after development, just moments away from the Railway Station and York city centre with its many restaurants, coffee shops and attractions.

Accessed via an impressive communal atrium with two lifts to all floors as well as a concierge service. The bright and airy living accommodation comprises private entrance hallway with useful storage cupboard, good sized lounge/dining room with large window offering plenty of natural light, fitted kitchen with integrated appliances, good size double bedroom and a modern three piece bathroom suite.

Available End of April

Council Tax band C

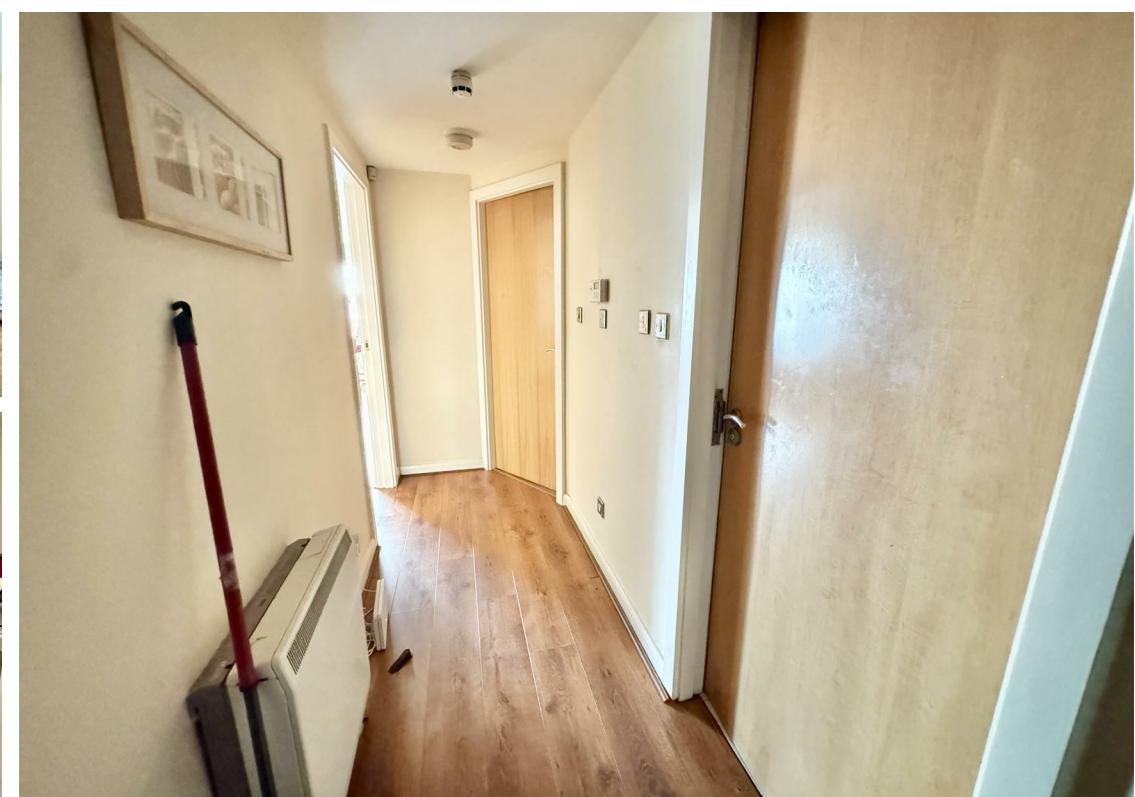
EPC rating C

Entrance Hallway

Open Plan Lounge & Kitchen

Bathroom

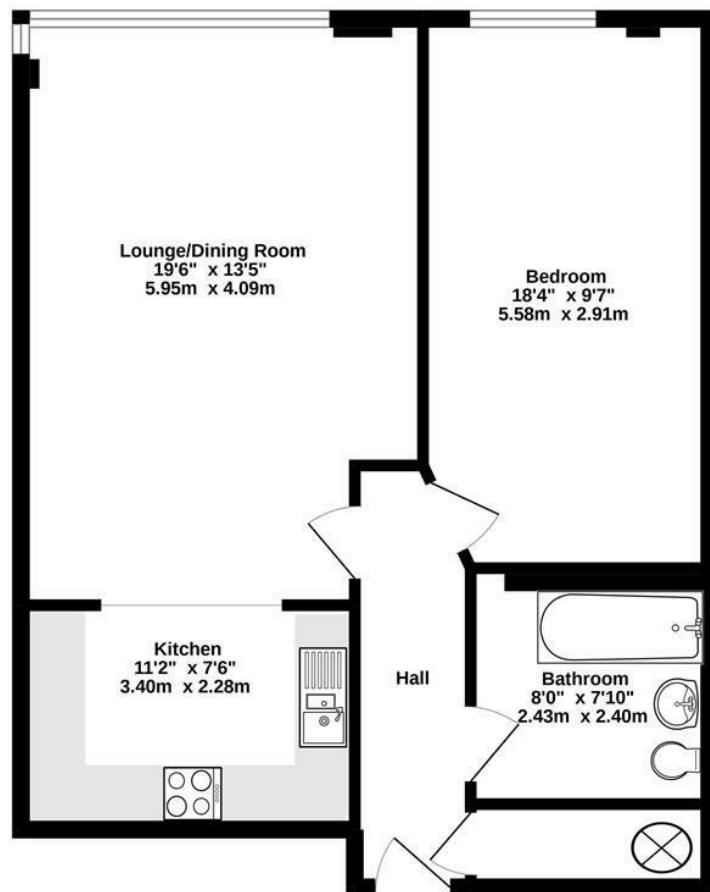
Bedroom





FLOOR PLAN

Ground Floor
638 sq.ft. (59.3 sq.m.) approx.

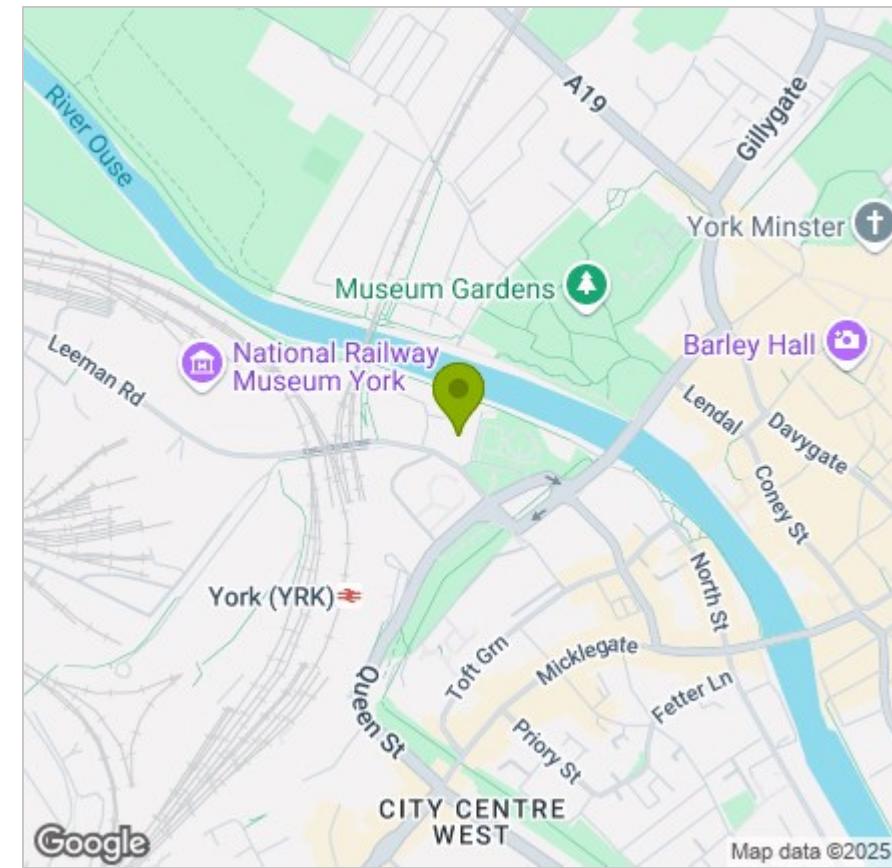


TOTAL FLOOR AREA : 638 sq.ft. (59.3 sq.m.) approx.

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	79
(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

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 firms employment has the authority to make or give any representation or warranty in respect of the property.