



Apartment 2 Eboracum Way

York, YO31 7SQ

**Guide Price £220,000**



**NO ONWARD CHAIN!** A modern two bedroom ground floor apartment with parking, forming part of this central and convenient riverside development close to York's historic city centre, nearby shops, supermarkets and amenities. Suited for both investors and residential buyers this sizeable property is accessed via a secure communal hallway and comprises entrance hall, 15' lounge/dining room with glazed door onto outside terrace, kitchen, master bedroom with shower en-suite, second double bedroom and a three piece bathroom. To the outside is a terrace overlooking the communal gardens and the river Foss, secure storage and designated parking. An accompanied viewing is highly recommended.

**Note:**

The photos used are prior to the current tenants moving in.

**Communal Hallway**

Secure entrance system

**Entrance Hallway**

Electric heater, power points. Door to:

**Lounge/Dining Room**

Glazed door to terrace, windows to front, electric heater, TV point, power points. Carpet.

**Kitchen**

Fitted wall and base units, counter tops, stainless steel sink and drainer, integrated fridge freezer, slimline dishwasher, washing machine, electric heater, power points. Tiled flooring.

**Bedroom 1**

Window to side, fitted wardrobes, electric heater, power points. Carpet.

**En-Suite**

Walk-in shower cubicle, wash hand basin, low level WC, extractor fan, electric towel rail/radiator. Tiled flooring.





### **Bedroom 2**

Window to side, electric heater, power points.  
Carpet.

### **Bathroom**

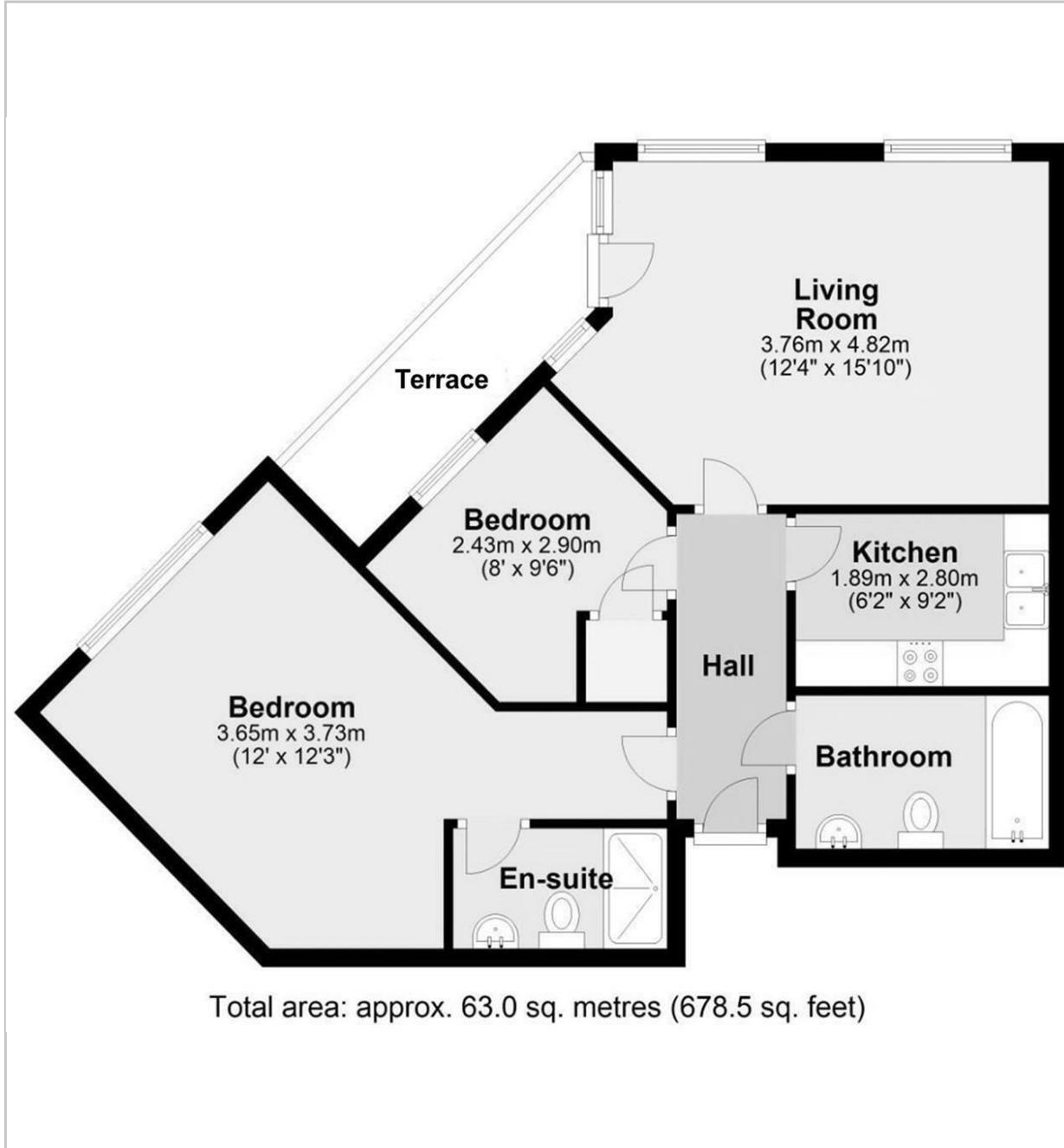
Panelled bath, wash hand basin, low level  
WC, electric towel rail/radiator, extractor fan,  
tiled walls. Tiled flooring.

### **Outside**

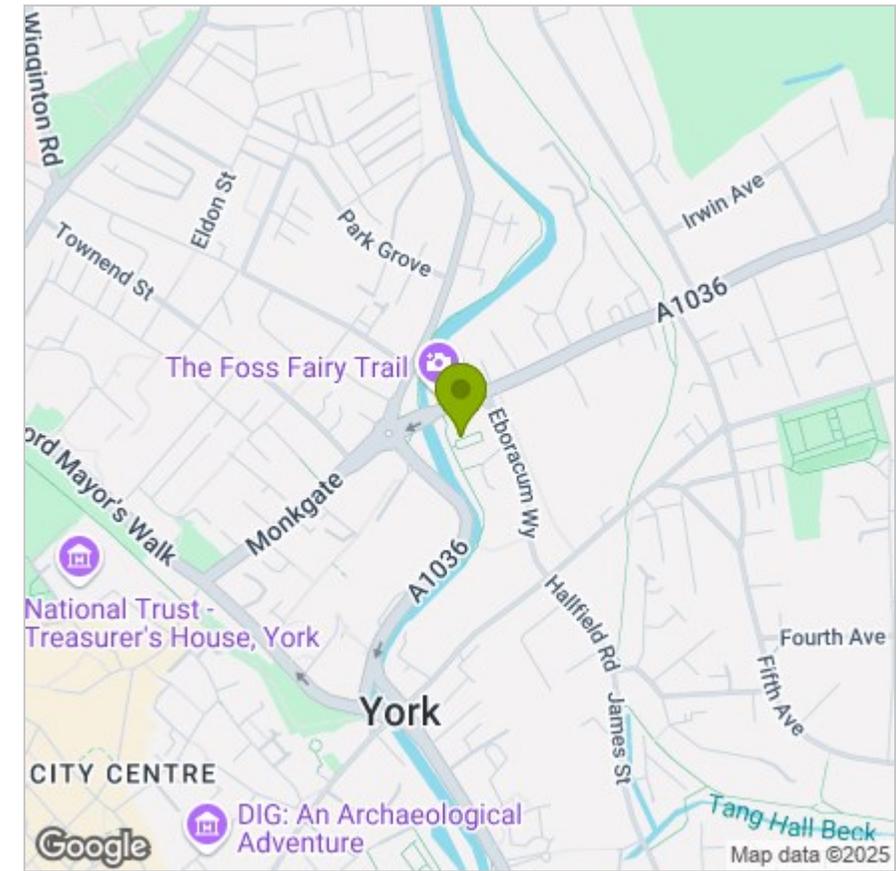
Terrace. Communal gardens and storage.  
Designated parking.



## FLOOR PLAN



## LOCATION



## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			<b>81</b>
(69-80) <b>C</b>		<b>66</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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