



21 Romulus House Olympian Court

York, YO10 3UG

Guide Price £175,000



A SUPERB ONE DOUBLE BEDROOM APARTMENT IN THIS POPULAR AND CENTRAL LOCATION CONVENIENT FOR THE CITY CENTRE AS WELL AS YORK UNIVERSITY.

Situated on the second floor of this highly regarded Olympian Court development, Churchills are delighted to offer for sale this ideal first time buyer or investment purchase. The property has been well maintained throughout and benefits from a open plan living kitchen. Accessed via a communal hallway the bright and airy living accommodation comprises entrance hallway, 19' lounge/dining room, fitted kitchen, good size double bedroom and a three piece bathroom suite. To the outside is a designated parking space as well as a visitor area, communal gardens, bin and bike stores. An internal viewing of this impressive apartment is highly regarded.

## Entrance Hallway

### Kitchen

7'6" x 6'5" (2.29m x 1.96m)

### Dining/Reception

19'1" x 19' (5.82m x 5.79m)

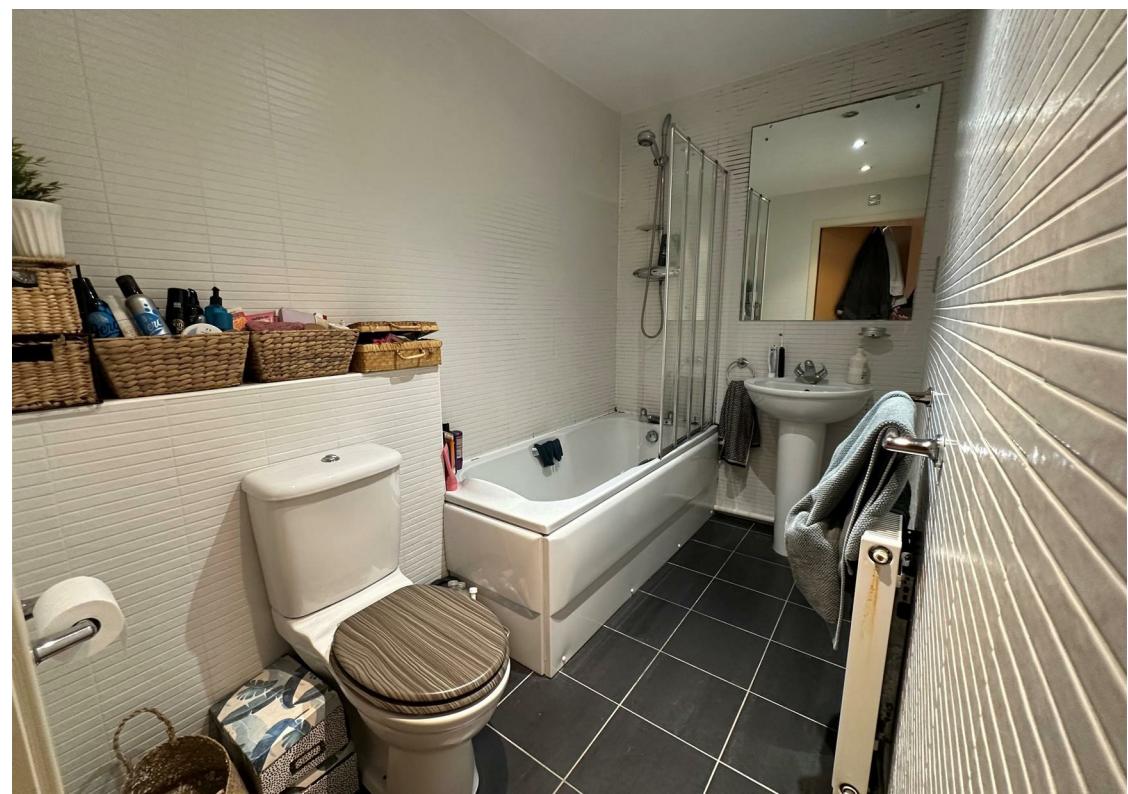
### Bedroom

12'7" x 9'3" (3.84m x 2.82m)

### Bathroom

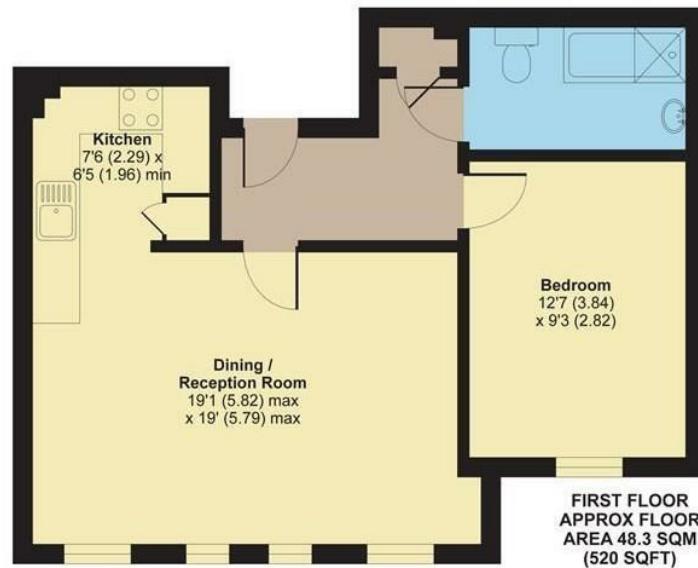
### Agents Notes

To be able to purchase a property in the United Kingdom all agents have a legal requirement to conduct Identity checks on all customers involved in the transaction to fulfil their obligations under Anti Money Laundering regulations. A charge to carry out these checks will apply. Please ask our branch for further details.



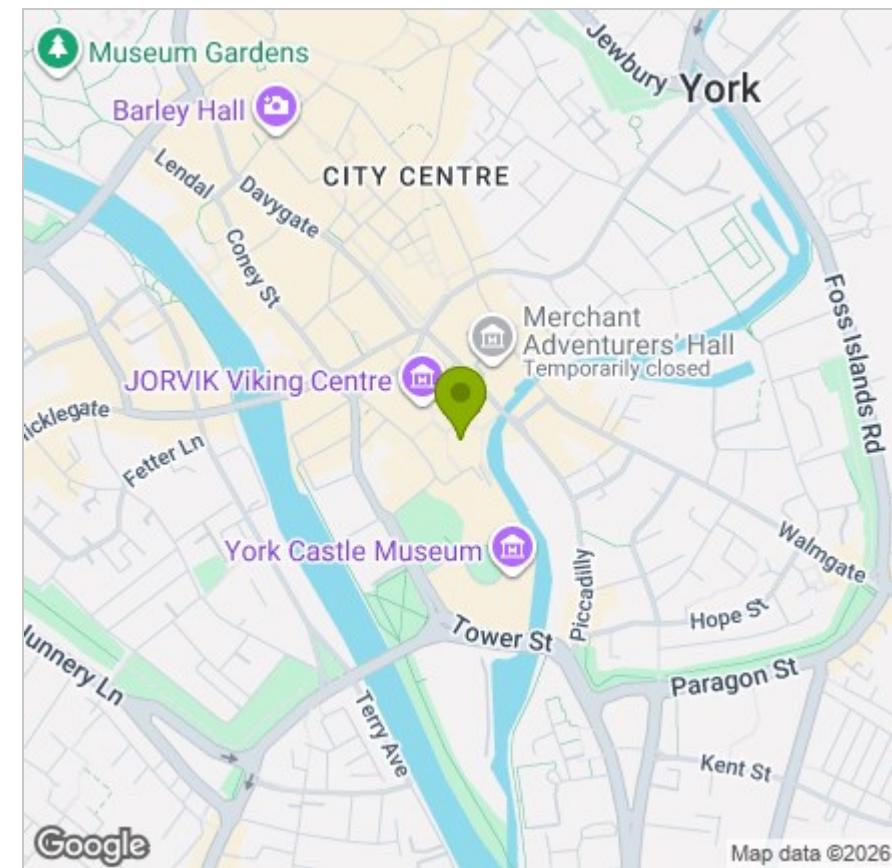


## FLOOR PLAN



APPROX. GROSS INTERNAL FLOOR AREA 520 SQ FT 48.3 SQ METRES

## LOCATION



## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs (92 plus)	A	
(81-91)	B	
(69-80)	C	76
(55-68)	D	80
(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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