



58 Citygate Eboracum Way  
York, YO31 7AN

**£1,200 Per Month**



**\*\*Modern Apartment Close to City Centre\*\***

This wonderful, fully furnished, modern apartment less than a 10 minute walk to York City Centre has become available. As you enter the property you are greeted by a wonderful open plan kitchen, complete with all white goods and living space benefitting from lots of natural daylight.

Located just off the living space is a double bedroom as well as a modern three piece bathroom suite.

The property is to be let on a fully furnished basis and would be perfect for a couple or an individual working professional.

A viewing is highly recommended

EPC Rating B

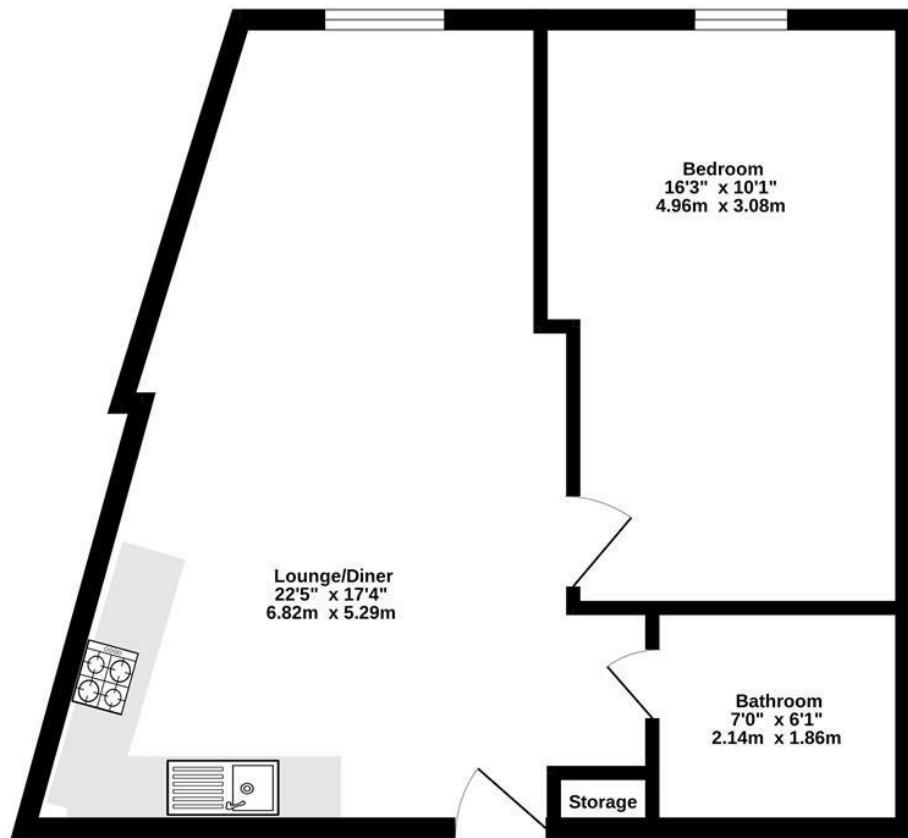
Council Tax Band B



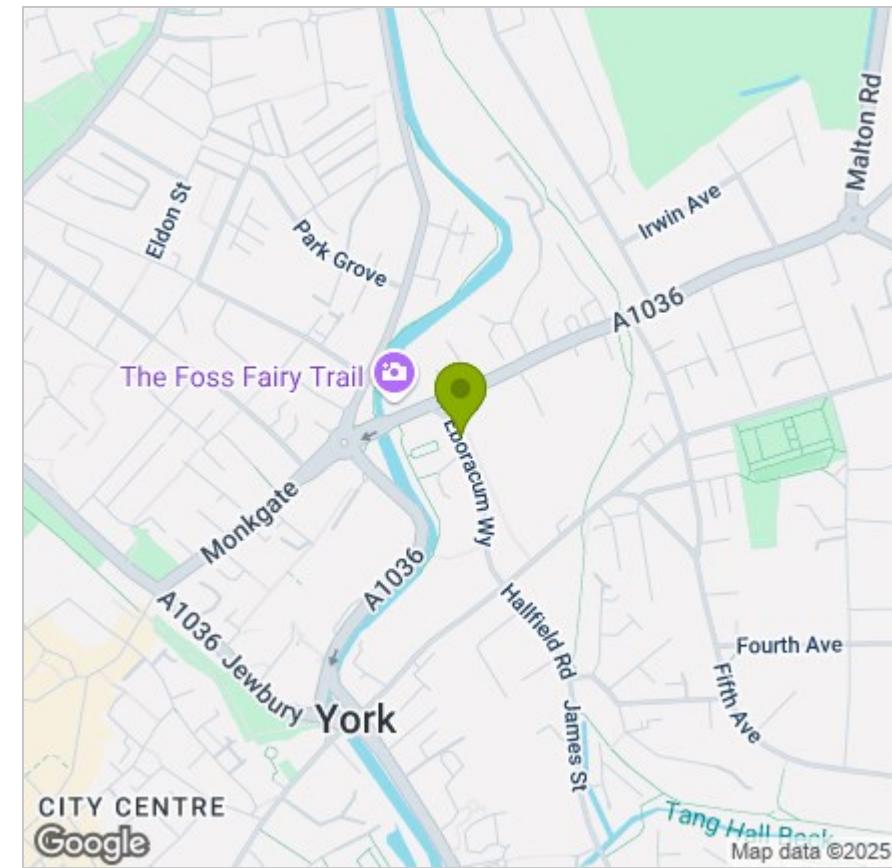


## FLOOR PLAN

Ground Floor  
480 sq.ft. (44.6 sq.m.) approx.



## LOCATION



## EPC

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