

Please note that due to a high level of interest,  
this property has now been fully booked for  
viewings.

25 Postern Close  
York, YO23 1JF  
£1,250 PCM

**Churchills**  
2 1 1 1

\*\*Fantastic Two Bedroom Apartment close to Bishopthorpe Road\*\*

Churchills Estate Agents are delighted to offer this wonderful second floor, 2 double bedroom apartment within this highly regarded riverside development, moments away from York's historic city centre and its many amenities.

The Postern Close development is just a short walk from Rowntree Park, Bishopthorpe Road shopping parade and the railway station.

Accessed via a communal hallway the bright and airy living accommodation comprises entrance hallway, lounge/dining room, French doors onto fitted kitchen, two double bedrooms and three piece bathroom suite. The property benefits from a designated car parking space plus additional visitor parking spaces and communal gardens. There are also secure pathways to the river Ouse and onto Skeldergate.

To be let on a furnished basis.

A viewing is highly recommended.

EPC Rating C

Council Tax Band D

### **Communal Hallway**

Secure entrance door.

### **Entrance Vestibule**

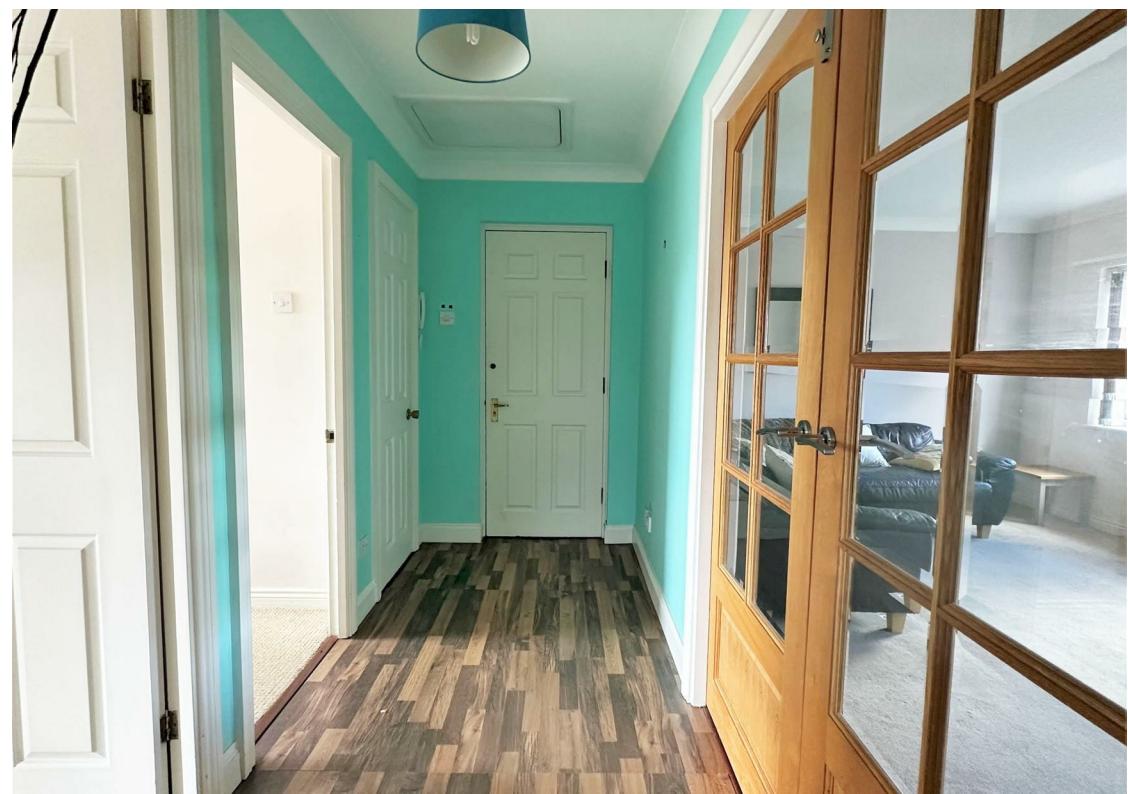
Glazed door. Carpet.

### **Entrance Hallway**

Storage cupboard, power points. Laminate flooring. French doors to;

### **Lounge/Dining Room**

Two uPVC double glazed windows to front, ceiling coving, electric night storage heater, TV point, power points. Carpet.





## Kitchen

Double glazed window to front, fitted wall and base units comprising inset 1 and a half stainless steel sink and drainer with mixer tap, integrated electric oven and hob, space and plumbing for appliances, power points. Tiled flooring.

## Bedroom 1

Double glazed window to rear, fitted wardrobe, electric night storage heater, power points. Carpet.

## Bedroom 2

Double glazed window to rear, electric night storage heater, power points. Carpet.

## Bathroom

Opaque window to side, P-shaped panelled bath with mains shower over, wash hand basin, low level WC, part tiled walls, storage cupboard housing hot water cylinder, electric panel heater. Tiled flooring.

## Outside

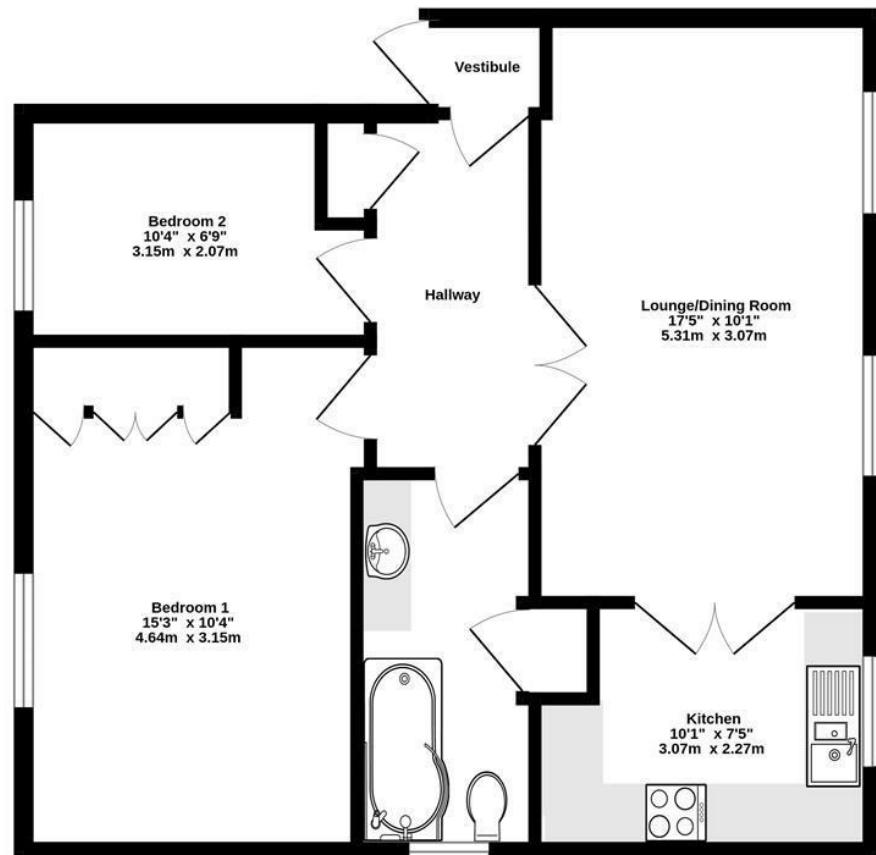
Designated parking space, visitor parking spaces and communal gardens.

Lease/service charge to be advised.



## FLOOR PLAN

595 sq.ft. (55.2 sq.m.) approx.

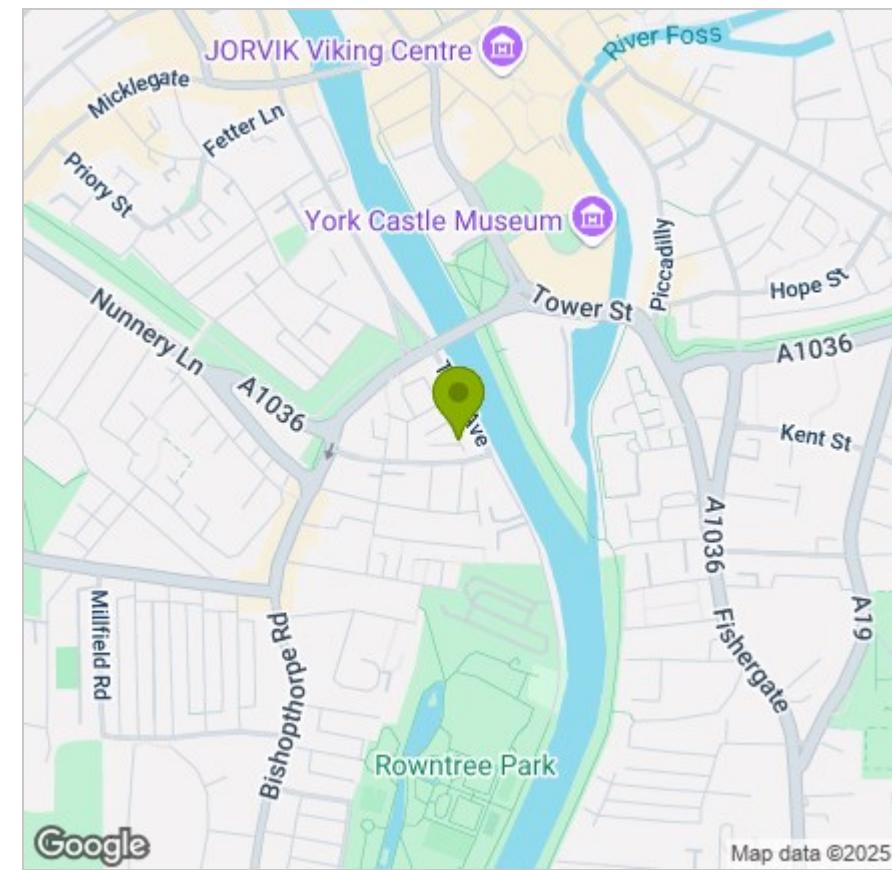


TOTAL FLOOR AREA : 595 sq.ft (55.2 sq.m.) approx.

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 Metrimap 42023

## LOCATION



## EPC

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

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