



16 Vesta House Olympian Court  
York, YO10 3UN  
Guide Price £225,000

Investment Opportunity! - A modern two bedroom apartment, in this sought after development, just off Lawrence Street with close proximity to York University and the city walls. Suitable for a variety of buyers and located on the first floor, the well-presented living accommodation comprises; communal entrance, private entrance hallway, open plan living/kitchen with fitted appliances, two double bedrooms and modern three piece bathroom suite. Other highlights include uPVC double glazing, central heating and an allocated parking space. An accompanied viewing is highly recommended to appreciate the quality this apartment has to offer. Please contact Churchills Estate Agents today!

### Communal Entrance

Entrance door, stairs to all floors.

### Entrance Hall

Entrance door, double panelled radiator, power points, built in storage cupboard. Carpet.

### Living/Dining Area

Three double glazed windows to front, double panelled radiator, TV point, power points, recessed spotlights. Carpet.

### Kitchen Area

Fitted wall and base units incorporating stainless steel sink and drainer, integrated fridge freezer and washing machine, freestanding slimline dishwasher, double panelled radiator, power points. Tiled flooring.

### Bedroom 1

Two double glazed windows to rear, double panelled radiator, power points. Carpet.

### Bedroom 2

Double glazed windows to rear, double panelled radiator, power points. Carpet.





### **Bathroom**

Panelled bath with mins shower over, pedestal wash hand basin, low level WC, double panelled radiator, recessed spotlights, extractor fan, tiled walls. Tiled flooring.

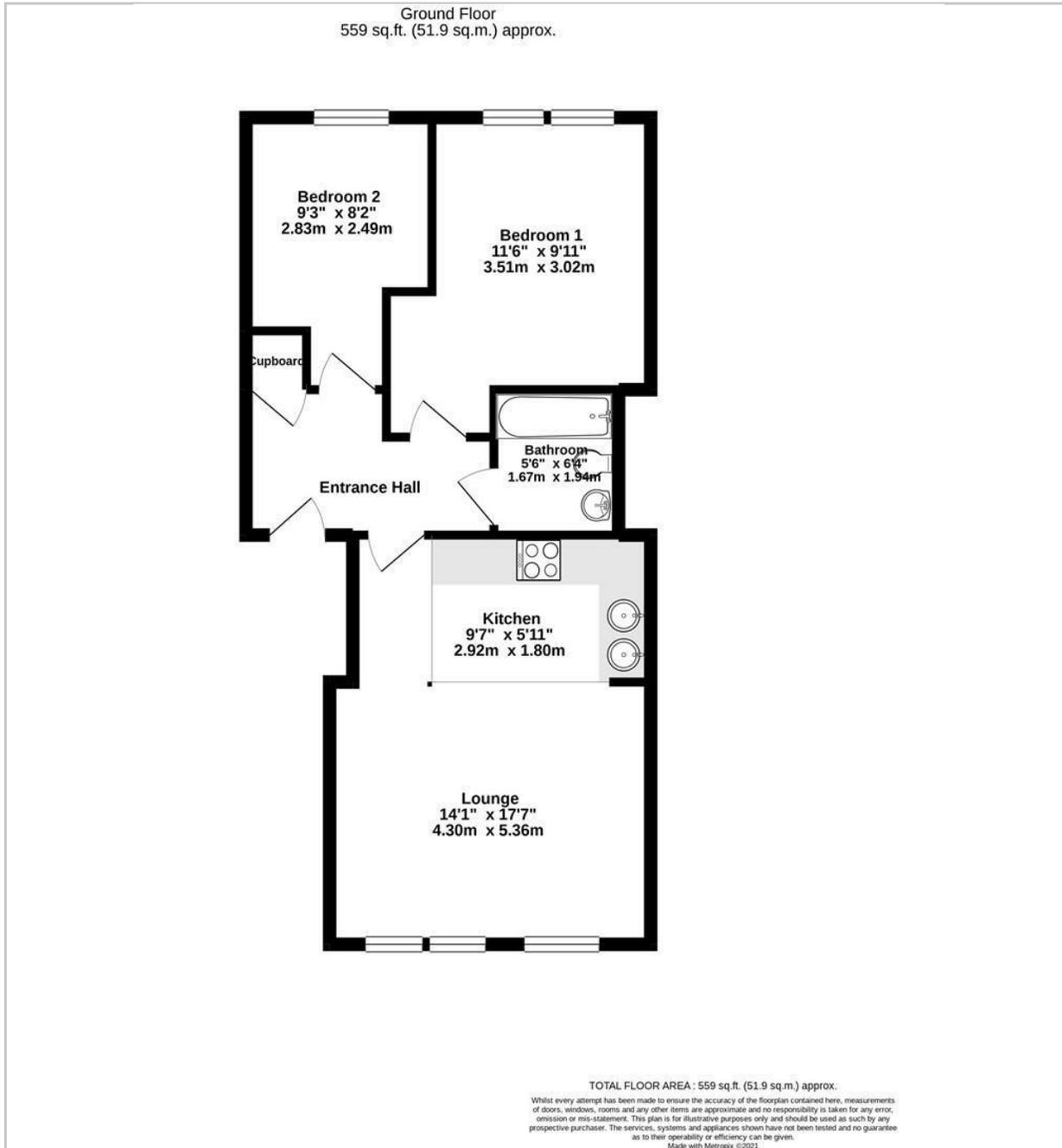
### **Outside**

Designated parking space, communal areas, bin and bike stores.

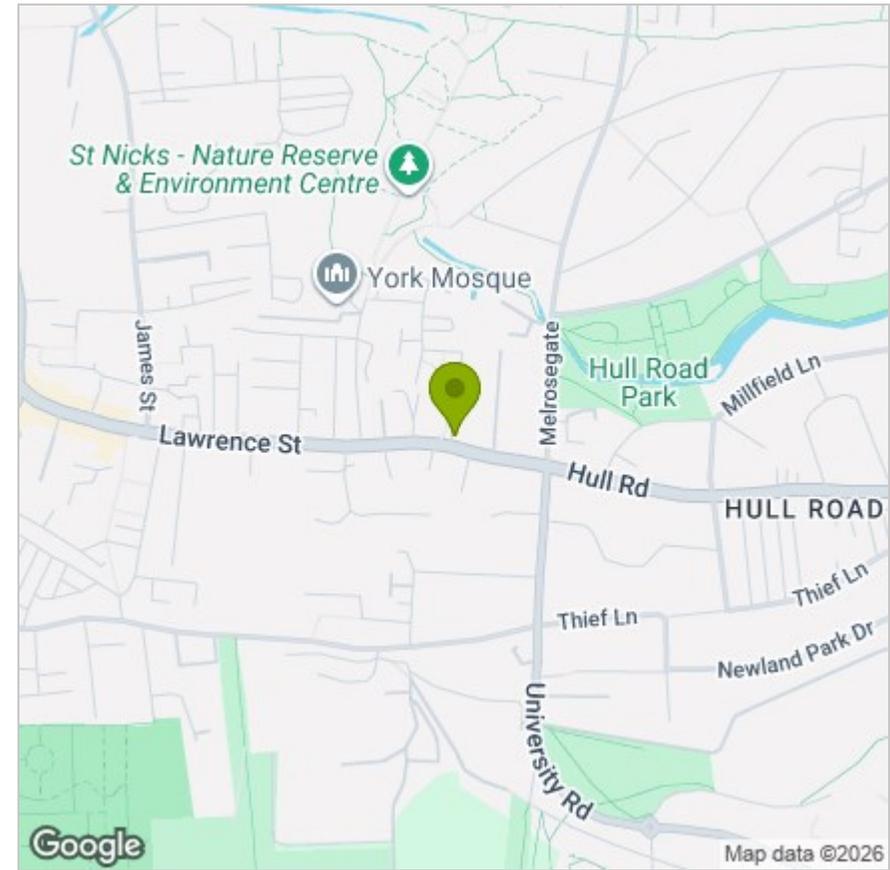
### **Agents Notes**

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



## LOCATION



## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>	<b>84</b>	<b>84</b>
(69-80) <b>C</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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