



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	<div>68</div>	<div>82</div>
(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		
Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A	<div>68</div>	<div>82</div>
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
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Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

Viewing Arrangements

Strictly by prior appointment only through Willowgreen Estate Agents
01653 916600 | Website: www.willowgreenestateagents.co.uk

Disclaimer

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems. Floor plans are for illustration purposes only and their accuracy is not guaranteed.

Company Registration Number: 6364398
England and Wales VAT Reg. No 934616515



1 Rome House, Eboracum Way, York, , YO31 7ST £975

An immaculately presented two double bedroom ground floor apartment, benefiting from an allocated parking space in secure underground car park.

This excellent apartment is located in a modern development just off Heworth Green, the property is only situated within walking distance of the city centre and has easy access out towards Monks Cross and Vanguard retail parks.

The property would make a superb home close to the city. Accessed via a secure communal hall, the apartment itself begins with a well-proportioned private hall with access to a useful storage cupboard housing the hot water tank. The centrepiece of the home is a dual aspect open plan living/dining/kitchen.

The property continues with an impressive master bedroom with a built-in wardrobes. The second double bedroom, again has built in storage and a modern, fully tiled bathroom completes this excellent property.

Outside the development is access to a riverside walk leading to Heworth Green, as well as the allocated parking. There are also the advantages of electric heating and double glazing.

An early internal inspection of this excellent property in a very popular part of the city is highly recommended to avoid disappointment.



ENTRANCE HALL

Entrance hall with large airing cupboard and access to all rooms.

OPEN PLAN LIVING

17'6 x 14'1 (5.33m x 4.29m)

A spacious double aspect living/kitchen/dining room with a range of contemporary wall & floor units, electric oven, hob with extractor over, stainless steel sink with drainer, integrated tall fridge freezer, integrated slimline dishwasher, plenty of work surface, glass breakfast bar and a living area with a pair of double glazed picture windows.

KITCHEN

MASTER BEDROOM

12'4 x 8'11 (3.76m x 2.72m)

A bright double bedroom with high quality fitted wardrobes and a double glazed picture window.

BEDROOM TWO

9' x 9' (2.74m x 2.74m)

A second double bedroom with a fitted wardrobe and double glazed picture window.

HOUSE BATHROOM

A spacious and modern fully tiled bathroom with wash hand basin with chrome mixer tap, WC, bath tub with thermostatic shower over.

MAINTENECE

Electric heating, mains drainage.

CAR PARK

This property comes with the added benefit of a private allocated parking space in a secure underground car park, with lift to all floors.

TENURE

Leasehold, 111 years remaining.

