



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	68	
(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 <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	68	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO <sub>2</sub> 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](http://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



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Registered Office: 6-8 Market St, Malton, North Yorkshire YO17 7LY | Reg No. 06364398

# WILLOWGREEN

## ESTATE AGENTS



## 1 Rome House, Eboracum Way, York, YO31 7ST £1,100 Per month

DUE TO THE HUGE NUMBER OF ENQUIRIES, WE ARE NOT TAKING ANY FURTHER INTEREST IN THE PROPERTY UNTIL WE HAVE DEALT WITH THE ENQUIRIES RECEIVED

An well presented two double bedroom ground floor apartment, with allocated parking available. This beautiful apartment is located in a modern development just off Heworth Green, the property is within walking distance of the city centre and has easy access out towards Monks Cross and Vanguard retail parks. Outside the development is access to a riverside walk leading to Heworth Green.

The property is accessed via a secure communal hall, the accommodation comprises: entrance hall with a useful storage cupboard, a dual aspect open plan living/dining/kitchen area, an impressive master bedroom with a built-in wardrobes, and a second double bedroom with built-in storage and a modern, fully tiled bathroom completes this excellent property. The property benefits from 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.

THE PHOTOGRAPHS ARE NOT CURRENT & FOR ILLUSTRATION PURPOSES ONLY

Please email our lettings team [lettings@willowgreenestateagents.co.uk](mailto:lettings@willowgreenestateagents.co.uk). We will then email you a pre-application form which will need to be completed prior to being offered a viewing.

AVAILABLE IMMEDIATELY on an Assured Shorthold Tenancy for 12 months  
No smokers





**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.

**MAINTENANCE**

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.

