



1 Malt Shovel Court Walmgate

, York, YO1 9TB

£1,350 PCM

AVAILABLE NOW*** River Views *** Quiet City Centre Location *** Beautifully presented Two bedroom Apartment *** Maltshovel Court *** En-suite shower room *** Brand new renovation *** Modern kitchen *** Quality bathroom fittings *** Off street parking *** Option for a garage at additional charge *** EPC rating D *** Council tax band D

- Quiet city centre location
- Brand New Renovation
- Two bedrooms
- En-suite shower room
- Vaulted ceiling to Lounge
- Stunning wooden floors
- Modern kitchen
- Quality bathroom fittings
- Off street parking
- Maltshovel Court

Viewing

Please contact our Quantum Estate Agency Lettings Office on 01904 631631 if you wish to arrange a viewing appointment for this property or require further information.



For Sale

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		

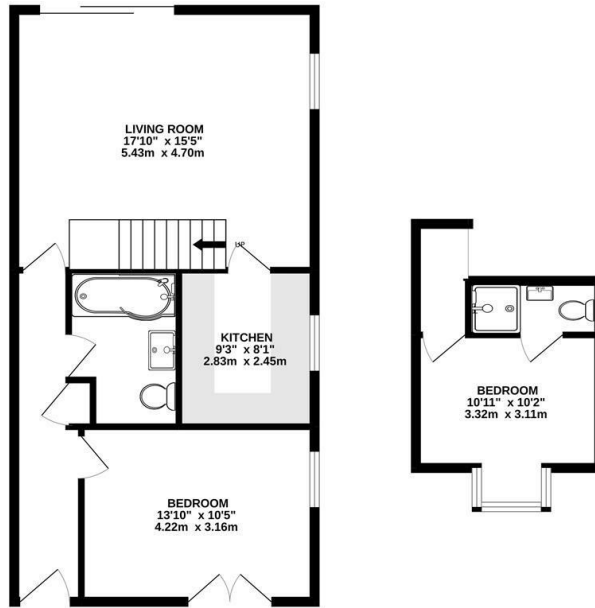
England & Wales Environmental Impact (CO₂) Rating

	Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not environmentally friendly - higher CO₂ emissions</i>		

EU Directive 2002/91/EC

GROUND FLOOR
625 sq.ft. (58.1 sq.m.) approx.

1ST FLOOR
141 sq.ft. (13.1 sq.m.) approx.



TOTAL FLOOR AREA: 766 sq.ft. (71.2 sq.m.) approx.

While every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, stairs and any other items are approximate and are responsibility is taken for any errors, 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 Metreapp C6002



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