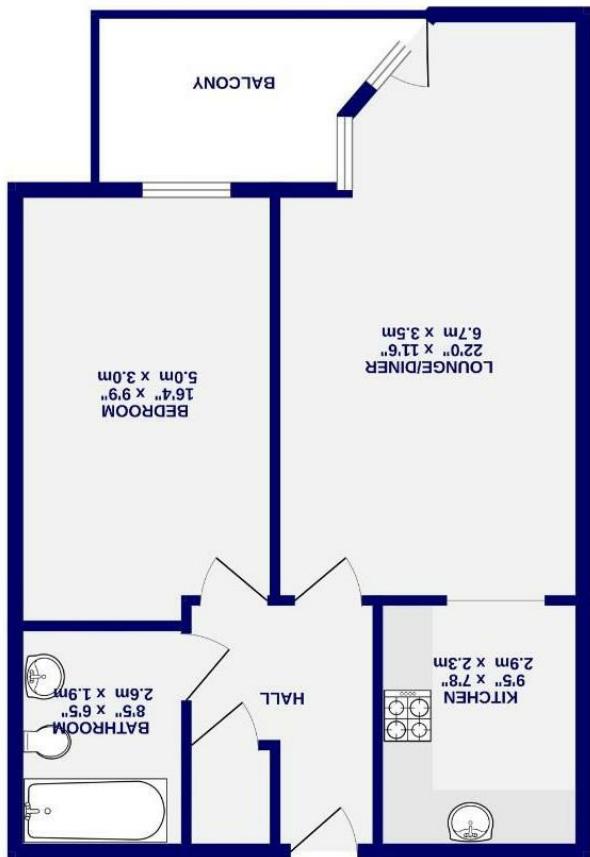


- One Bedroom Apartment
- Generous Accommodation
- Balcony
- Courtyard Views
- Well Presented Throughout
- Ideal First Home
- Secure Underground Allocated Parking Space
- EPC - C

## Leasehold Council Tax Band

Venice House  
Eboracum Way, York  
YO31 7SR



Venice House  
Eboracum Way, York  
YO31 7SR

£170,000

 1  1

A spacious and well presented one bedroom apartment with a private balcony overlooking landscaped gardens and the river Foss and with the benefit of a secure underground car parking space.

Internally this well presented property offers a large open plan living room and dining space with floor to ceiling windows providing lots of natural light. Leading from the living room is the private balcony which makes the ideal space for entertaining family and friends or unwinding after a long day at work.

Set to the rear of the living space, the separate fitted kitchen is well appointed with wall and base units, plenty of worktop space and is equipped with a range of appliances.

The large double bedroom, which also overlooks the attractive courtyard gardens, provides ample space for a bed and a range of wardrobes. The property further benefits from a larger than expected modern three piece bathroom suite with shower over the bath.

Unusually for properties this close to the city centre, this apartment benefits from an allocated parking space in the secure underground car park.

This property is located in the ever-popular Eboracum Way development just a short and pleasant walk to York city centre, providing all the convenience of city living while enjoying a picturesquely and secluded setting next to the river Foss. There is also easy access to the shops on Foss Islands Road and the retail and leisure facilities at Monks Cross.

Sure to be popular with a range of buyers, including first time buyers or those looking for a holiday home in the city, viewing is highly recommended.

Leasehold

Length of lease 107 years remaining  
Ground rent £400 per annum  
Ground rent review period Every 10 years  
Service charge £3,558 per annum

Council Tax Band B

