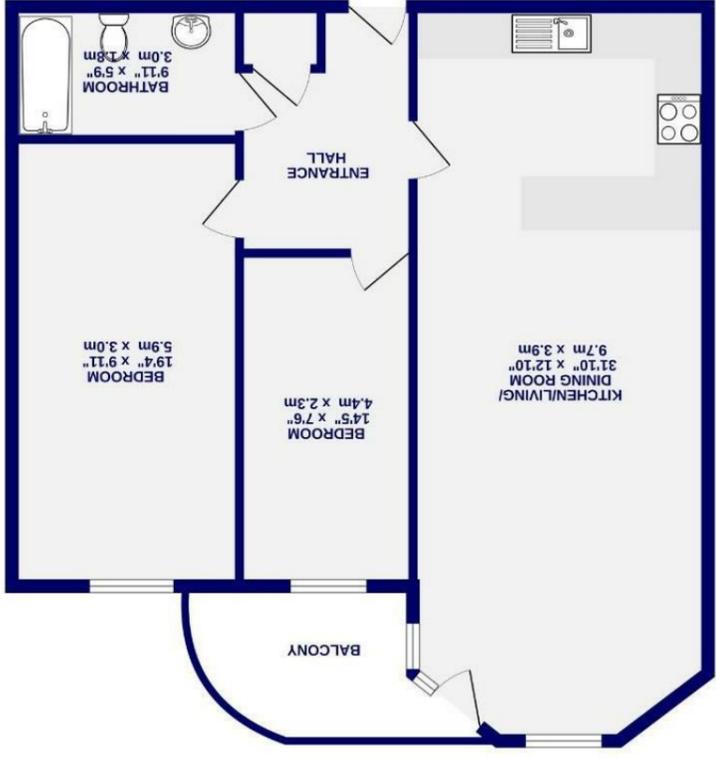


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact'. If there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, appliances, equipment or facilities and nothing in these particulars should be deemed to be a statement that they are in good working order, or that the property is in good structural condition or otherwise. Any areas, measurements, floor plans or distances referred to are given as a guide only and are not precise. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.

Model every detail of the property of the property, measurements of rooms and areas, floor and on completion to have the best possible accuracy. The floor plan for illustration purposes only and should be used as a guide only. Purchasers must satisfy themselves by inspection or by otherwise regarding the items mentioned above and as to the correctness of each of the statements contained in these particulars. No person in the employment of Ashtons has any authority to make or give any representation or warranty whatsoever in relation to this property or these particulars nor enter into any contract relating to the property on behalf of the vendor.



3RD FLOOR
834 sq.ft. (77.4 sq.m.) approx.

Venice House Eboracum Way, York YO31 7SR

Leasehold
Council Tax Band - D

- Offered With No Onward Chain
- Minister Views
- Two Bedroom Third Floor Apartment
- Freshly Decorated & Re-Carpeted
- Located Just Outside The City Walls
- Service Charge & Ground Rent Paid Until 2027
- Allocated, Underground Parking
- EPC - B



Venice House

Eboracum Way, York
YO31 7SR

£210,000



Situated on the third floor of a well-maintained development on Eboracum Way, ideally positioned between Heworth Green and Layerthorpe, this beautifully presented two-bedroom apartment offers the perfect balance of peaceful surroundings and city convenience. Located just outside the historic city walls of York and tucked away within a small cul-de-sac, the property enjoys a quiet residential setting while remaining only moments from the vibrant heart of the city centre.

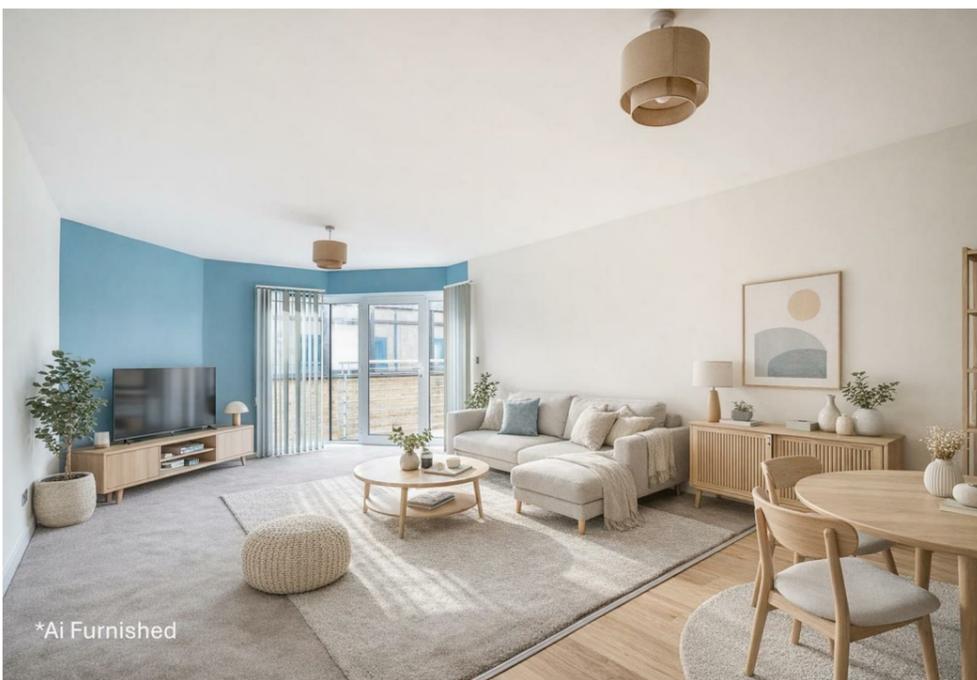
The apartment has recently undergone full redecoration and has been re-carpeted throughout, leaving it in excellent, move-in ready condition. As a former rental property, it is offered with no onward chain, presenting an ideal opportunity for buyers seeking a straightforward purchase.

At the centre of the home is a spacious open-plan kitchen and living area, perfectly suited to modern living. The kitchen is fitted with a range of integrated appliances, all of which are included as part of the sale, creating a sleek and practical cooking space. The living area is generously proportioned, offering ample room for both comfortable seating and a dining table, making it ideal for everyday living and entertaining alike. Leading directly from the reception space is a well-sized balcony that enjoys uninterrupted views of York Minster, providing a truly special outlook and a rare feature so close to the city centre.

There are two well-proportioned double bedrooms, both offering flexibility for a range of uses. The primary bedroom is particularly impressive in size, providing excellent space for additional furnishings. The bathroom comprises a modern three-piece suite, all presented in great condition and finished to a contemporary standard.

Leasehold
Length of lease - 108 years remaining
Ground rent - £600 per annum - paid until 2027
Service Charge - £3,420 per annum

Council Tax Band - D



*AI Furnished



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