

- Venice House
Eboracum Way, York
YO31 7SR



Other items are approximately included in the plan the general measurements will cover part of the overall floor area and no response is required for any space, omission or misstatement. This plan is for illustrative purposes only and should be used for any space, omission or misstatement. The services, systems and appliances shown have not been tested and no guarantee as to their operability.

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£200,000

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Located within a modern development in a highly convenient position close to York city centre, this spacious apartment enjoys a wonderful outlook across the River Foss Offering generous accommodation throughout and a private balcony with far-reaching views, this home will appeal to a range of buyers, from professionals to those seeking a well placed city base.

Accessed via either stairs or lift, the apartment opens into a large entrance hallway with a useful cloaks cupboard and doors leading to all principal rooms. The heart of the home is the bright and airy open plan living, dining and kitchen space, enhanced by dual aspect windows and a door opening onto the balcony. There is ample room for both seating and dining areas, making it ideal for everyday living as well as entertaining. The modern kitchen is fitted with a range of wood-effect wall and base units, complemented by an integral oven, electric hob with extractor hood, fridge freezer and a breakfast bar.

The principal bedroom is a generous double offering pretty views and the added benefit of a contemporary en suite shower room. A second double bedroom provides flexible accommodation for guests, a home office or additional family members, and is served by the house bathroom, fitted with a bath and shower over.

Set in a central location within easy reach of York city centre, local amenities and transport links, this well presented apartment offers comfortable, low-maintenance living in an enviable setting. Offered no onward chain.

Leasehold
Length of lease- 108 years remaining
Ground rent - £600 per annum
Ground rent review period- Fixed
Service Charge- £2,472 per annum

Council Tax Band- D

