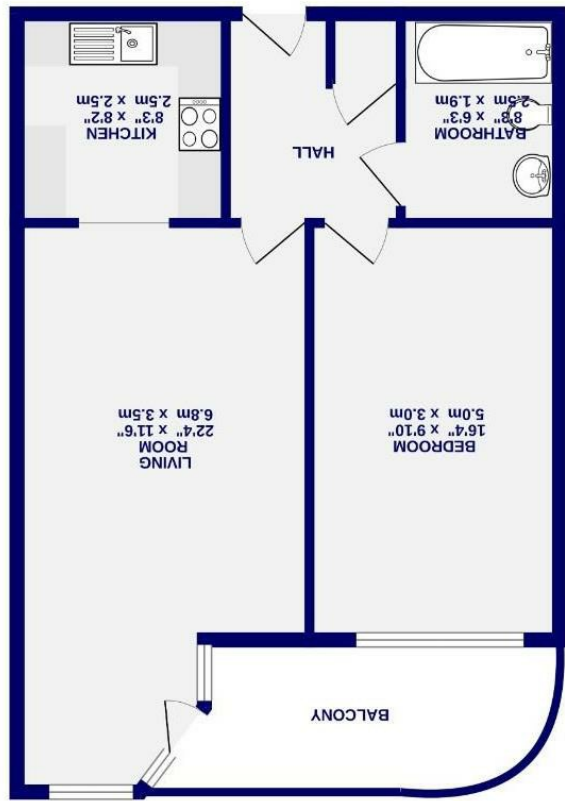


These particulars have been prepared as accurately and as reliably as possible, but should not be relied upon as 'statement of fact', if there is any point which is of particular importance to you, please contact the office and we would be pleased to check the information. We have not tested any services, 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.

- Modern Spacious Apartment
- Substantial Double Bedroom
- Bright and Airy Living Room
- Modern Chic Kitchen
- Integrated Appliances
- City Living
- Sought After Eboracum Way Development

Leasehold  
Council Tax Band - B

Eboracum Way,  
York  
YO31 7SR



2ND FLOOR  
564 sq.ft. (52.4 sq.m.) approx.

TOTAL FLOOR AREA: 564 sq ft (52.4 sq m), approx.  
 While every attempt has been made to ensure the accuracy of the floorplan, measurements of rooms and any  
 other areas were approximate. Included in the plan the dimensions are the gross area of the room and do not include  
 any area not reasonably expected to be used for any purpose. Dimensions are given in feet and inches. The floor plan is  
 illustrative and is not intended to be a legal description. The floor plan is not intended to be a legal description of the  
 and easements thereon have not been shown or reference as to the easements.  
 (Made with Metaplan 02/2015)





Eboracum Way  
, York  
YO31 7SR

£160,000



A spacious and immaculately presented one bedroom apartment, complete with a private balcony overlooking beautifully landscaped gardens and the River Foss, as well as the rare advantage of a secure underground parking space. This bright and airy home offers the perfect blend of comfort, convenience, and contemporary living, ideal for city centre professionals, first-time buyers, or those seeking a stylish retreat in the heart of York.

Internally, the property boasts a generous open-plan living and dining area, featuring floor-to-ceiling windows that flood the space with natural light. From here, step out onto your private balcony, an ideal spot for entertaining friends or unwinding after a busy day while enjoying tranquil riverside views. To the rear of the living space lies a newly updated, sleek and thoughtfully designed kitchen. This stylish area features neutral high-gloss wall and base units, chic worktops, and a full range of integrated appliances, offering both functionality and a modern aesthetic.

The spacious double bedroom overlooks the attractive courtyard gardens and provides ample space for a bed and freestanding wardrobes or fitted storage. It's a bright and comfortable retreat. The apartment is completed by a surprisingly generous and modern three-piece bathroom suite, finished to a high standard and including a shower over the bath, contemporary fixtures, and stylish tiling.

Unusually for such a centrally located property, this apartment includes a designated parking space in the secure underground car park, an invaluable feature for city living.

Situated in the sought-after Eboracum Way development, this property enjoys a peaceful yet highly convenient setting, just a short walk from the vibrant York city centre. A viewing is essential.

